



44 Westbourne Road, Broomhill, Sheffield, S10 2QQ

Saxton Mee

44 Westbourne Road

Broomhill

Offers Around

£775,000

A stunning, four bedroom, detached Victorian property retaining many original features and enjoying a first class location and benefitting from an outbuilding providing additional and flexible accommodation and can be used as an annexe, home office or studio.

The property is offered for sale for the first time in almost 20 years and briefly comprises: A welcoming and charming entrance hall with high ceilings, staircase to the first floor and access to the basement. To the front is a large bay windowed lounge with central fireplace and double doors leading into the formal dining room. The kitchen has a range of modern fitted wall, drawer and base units with breakfast bar seating area and integrated appliances. To the lower ground floor (basement) there is a fitted utility room with W.C. and two further useful store rooms. The space could be converted (subject to the relevant consents) into further habitable living space. First floor: Three spacious double bedrooms and the family bathroom, including bath with shower over, W.C and wash basin. A further staircase rises to the large fourth double bedroom with eaves storage and pleasant views across Sheffield.

Outside there is a low maintenance courtyard garden to the front with a range of plants, side access leads through to the rear private garden with patio, lighting and stone walls to the borders. Access to the substantial outbuilding which comprises a large multipurpose room and separate kitchenette/utility room off with plumbing, central heating, electric and light.

Broomhill is a popular urban location with close proximity to the Botanical Gardens, a wealth of amenities, shops, cafes and bars on Fulwood Road and Ecclesall Road, first class schooling options and a short walk to both the Universities and Hospitals.



- Charming Period Property
- Ideal For A Family
- Excellent Local Schools
- Close To The Botanical Gardens
- On Street Permit Parking
- Rarely Do Properties Of This Calibre Come To Market
- Within Walking Distance Of Universities & Hospitals
- EPC Rating E/Council Tax Band E/Freehold
- Useful Garden Office/Studio
- Viewing Via Banner Cross Office







Cellar
Floor area 31.2 m²
(336 sq.ft.)

Ground Floor
Floor area 63.4 m²
(682 sq.ft.)

First Floor
Floor area 62.0 m²
(667 sq.ft.)

Second Floor
Floor area 31.4 m²
(338 sq.ft.)

Outbuilding
Floor area 21.0 m²
(226 sq.ft.)

TOTAL: 209.0 m² (2,250 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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