

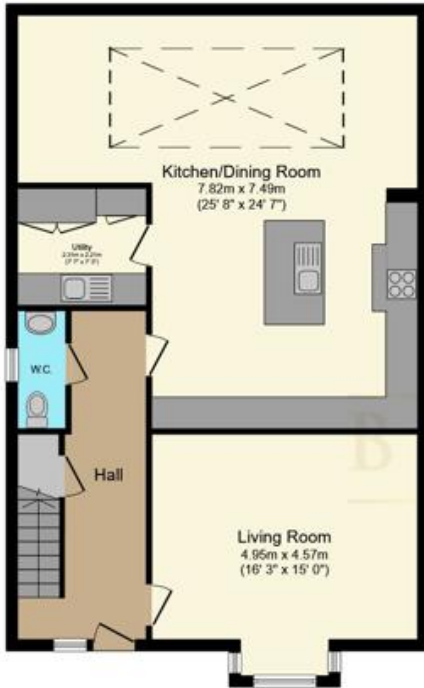


## 46 Sheffield Road | Killamarsh | Sheffield | S21 2EA

£525,000

Bell & Co Estates are delighted to present this newly built Detached Family Home in the heart of Killamarsh selling with No Vendor Chain. Built to an extremely high standard with no expense spared this home is simply stunning both internally and externally and would make a perfect family home. In brief the property comprises of welcoming Entrance Hallway allowing access to the formal front facing Lounge with feature Media Wall, under stairs cupboard, downstairs WC, Open Plan Modern fitted Kitchen Diner, complete with separate Utility Room with fitted units. To the first floor is the Family Bathroom with gold and white Marble effect floor to ceiling tiles, separate shower, free standing Bath, sink unit and WC, Master complete with Ensuite Shower Room and second Double Bedroom. To the second floor are two further Double Bedrooms, store cupboard and Shower Room. To the rear is an enclosed garden with patio area with access to the Detached Double Garage and to the front electric gates give access to the driveway providing off road parking for multiple vehicles.

- No Chain
- Newly Built Detached Home
- Four Double Bedrooms
- Master with Ensuite
- Open Plan Kitchen / Diner
- Formal Lounge with Media Wall
- Gated Off Road Parking
- Double Detached Garage



## Ground Floor

Floor area 90.5 sq.m. (974 sq.ft.) approx



## First Floor

Floor area 64.6 sq.m. (695 sq.ft.) approx



## Second Floor

Floor area 50.5 sq.m. (544 sq.ft.) approx

Total floor area 205.6 sq.m. (2,213 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## Contact Details

79 Wales Road  
Kiveton Park  
Sheffield  
South Yorkshire  
S26 6RA

[www.bellcoestates.com](http://www.bellcoestates.com)

03333 580590

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements