



**15 Broad Bridge Close | Kiveton Park | S26 6SL**

**Guide Price £340,000 to £350,000**

Bell & Co Estates are delighted to present this extended Four Bedroom Detached home in the heart of Kiveton Park. Situated on this popular estate and tucked away on a quiet cul-de-sac, this is a perfect family home! In brief the property comprises of Entrance Hallway with Karndean flooring throughout the ground floor, a convenient WC with wash basin, rear facing Lounge with electric fire and surround with French Doors providing access to the Conservatory. Spacious modern Kitchen with integrated appliances, plenty of worktop and cupboard space and back door access onto the rear garden. Large open plan Diner with Snug Area, beaming with natural light, a great space for entertaining. To the upstairs are four generously sized Bedrooms, three of which have fitted wardrobes. Master Bedroom complete with a modern En-Suite with walk in shower, wash basin and WC. Modern Family Bathroom with shower over bath, wash basin and WC. To the front of the property is a large, paved drive providing off road parking for multiple vehicles and access to the Garage. There is gated access to both sides of the property leading to the rear garden. The enclosed rear garden is over multiple levels with paved and decking areas creating the perfect areas for entertaining, Summer House, artificial grass and a beautiful rockery with mature plants and flowers throughout. Close to local amenities, transport links and schools this home is in a prime location.



GROUND FLOOR  
938 sq.ft. (87.2 sq.m.) approx.

1ST FLOOR  
627 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA: 1565 sq.ft. (145.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

## Contact Details

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15 Broad Bridge Close  
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SHEFFIELD  
S26 6SL

Energy rating

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Valid until

26 June 2034

Certificate number

0334-0426-8300-0156-9222

Property type

Detached house

Total floor area

134 square metres

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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