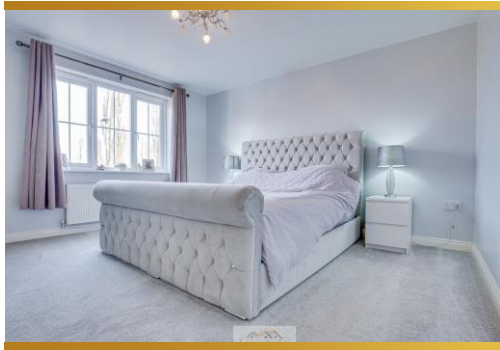




## 7 Cypress Grove | Wales | Sheffield | S26 5QA

Guide Price of £425,000 to £450,000

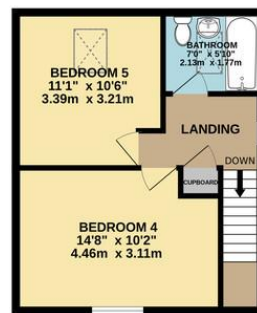
Bell & Co Estates are thrilled to present this exceptional five-bedroom family home, tucked away on a private road in the sought-after village of Wales. Extended and upgraded to a high specification, this home offers modern luxury, open-plan living, and generous space—perfect for families and entertaining. Step into a welcoming entrance hall, complete with a storage cupboard and access to a convenient WC. The space flows into the sleek and stylish fitted kitchen, fully equipped with integrated appliances, a wine cooler, and a large Aga, making it a dream for passionate cooks. The open-plan design leads effortlessly into the dining area and lounge, where bifold doors open onto the patio, creating a seamless indoor/outdoor atmosphere—perfect for entertaining. To the first floor the master bedroom is complete with a modern en-suite shower room. Bedroom five is a well-sized single room and bedroom two, is a generous space that could also serve as an additional reception room. To the second floor are two further double bedrooms, offering plenty of space and natural light with a family bathroom, featuring a shower over bath, WC, and sink. To the front of the property the paved driveway offers off-road parking, leading to a garage with an electric door which is also a utility room housing the washer and dryer. To the rear is a large enclosed garden, accessible from the side of the house as well as internally with a spacious patio area, ideal for entertaining and a generous lawned area, providing a safe and enjoyable space for children. Located in the popular village of Wales, this home offers a peaceful private road setting, close proximity to local amenities, schools, and transport links and easy access to major road networks, making commuting simple. This is a fantastic opportunity to own a stunning modern family home in a highly desirable area. Viewing is highly recommended to fully appreciate all this home has to offer — contact us today to arrange yours!



GROUND FLOOR  
689 sq.ft. (64.0 sq.m.) approx.

1ST FLOOR  
485 sq.ft. (45.1 sq.m.) approx.

2ND FLOOR  
373 sq.ft. (34.7 sq.m.) approx.



## Contact Details

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7 Cypress Grove  
Wales  
SHEFFIELD  
S26 5QA

Energy rating

C

Valid until

2 February 2035

Certificate number

2166-1121-1499-1283-3137

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 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