



## 25 Peveril Close | Kiveton Park | Sheffield | S26 6PU

£180,000

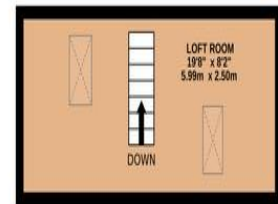
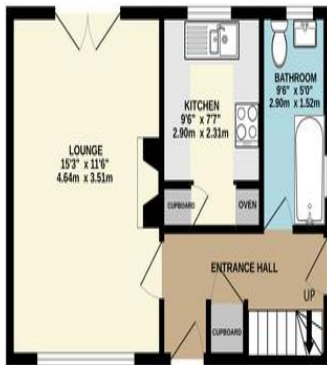
Bell & Co Estates are proud to present this fantastic three-bedroom semi-detached home. The entrance hallway welcomes you into the home, leading into a bright and spacious front-facing lounge. This cosy space features an electric fire with surround and French doors that open onto the rear patio, allowing natural light to flood the room. The modern fitted kitchen is well-equipped with integrated appliances, ample cupboard storage, and plenty of worktop space. The family bathroom, offering a shower over bath, wash basin, and WC for modern convenience. Upstairs, the home offers two spacious double bedrooms and a well-sized single bedroom, all designed to accommodate growing families or those needing additional space for guests or work. A landing and staircase have been created to provide easy access to the converted loft space. The fully functional loft room features: Velux windows, Electrics and eaves storage. Ideal for use as a snug, den, or home office. The front of the property boasts a gated driveway and artificial grass. The rear garden designed for both relaxation and practicality, featuring: A summer house, A brick-built storage shed with electricity, A decking area with a pergola, creating a shaded outdoor seating space, Artificial grass, keeping the garden low-maintenance. Nestled in a quiet cul-de-sac, this home is within easy reach of local amenities, excellent transport links, and reputable schools, making it an ideal choice for families and professionals.



GROUND FLOOR  
360 sq.ft. (33.4 sq.m.) approx.

1ST FLOOR  
349 sq.ft. (32.4 sq.m.) approx.

2ND FLOOR  
161 sq.ft. (15.0 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.8 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 as to their operability or efficiency can be given.  
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## Contact Details

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S26 6PU

Energy rating

D

Valid until  
**18 April 2028**

Certificate number  
**0057-2871-7949-9598-5221**

**Property type** Semi-detached house

**Total floor area** 72 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