



## 25 Spooner Drive | Killamarsh | Sheffield | S21 1SH

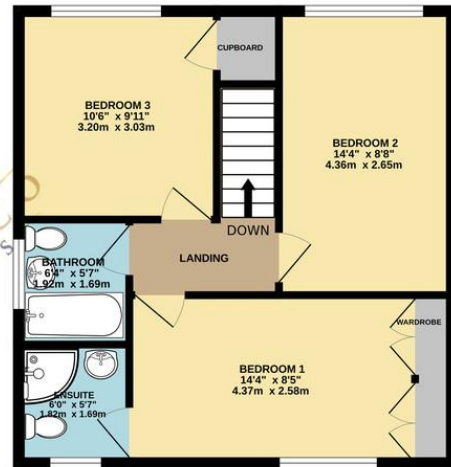
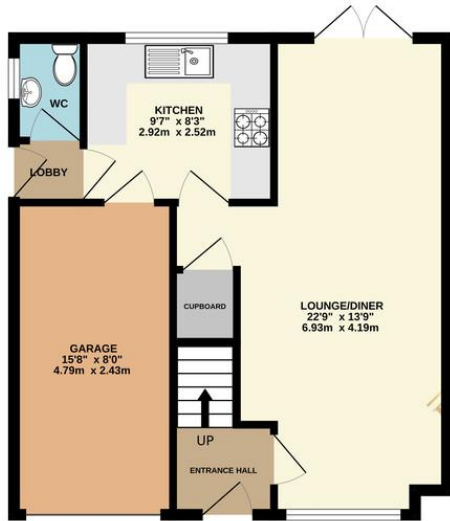
**Guide Price £270,000 to £280,000**

Bell & Co Estates are delighted to present this beautifully designed three-bedroom detached home, offering the perfect blend of style, comfort, and functionality. This modern property is ideal for families, professionals, or those seeking extra space in a prime location. Stepping into the entrance hallway, you are welcomed into the spacious open-plan lounge/diner, a bright and inviting space designed for comfort and entertainment. Large windows bring in natural light, while the French doors provide easy access to the rear patio and garden. The modern fitted kitchen is a standout feature, offering sleek countertops, ample cupboard space, and high-quality appliances-perfect for any cooking enthusiast. For added convenience, this floor also includes a downstairs WC and an understairs storage cupboard. Upstairs, the property boasts three generously sized double bedrooms. The master bedroom is complete with fitted wardrobes and an en-suite, featuring a shower cubicle, WC, and wash basin. A second bedroom benefits from a spacious storage cupboard, adding practicality. The family bathroom is modern and stylish, complete with a shower over bath, wash basin, and WC. To the front, the double-width driveway provides ample off-road parking, making it ideal for households with multiple vehicles or visitors. Located in the desirable area of Killamarsh, this home offers a peaceful residential setting while remaining close to local amenities, schools, and excellent transport links. Contact Bell & Co Estates today to arrange your viewing and secure this exceptional property in a prime location.



GROUND FLOOR  
519 sq.ft. (48.3 sq.m.) approx.

1ST FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA: 1014 sq.ft. (94.2 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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25 Spooner Drive  
Killamarsh  
SHEFFIELD  
S21 1SH

Energy rating

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Valid until

5 February 2035

Certificate number

0347-3046-9202-0535-5204

Property type

Detached house

Total floor area

83 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