



## 23 Aldous Way | Kiveton Park | Sheffield | S26 6SH

Guide Price £290,000 to £300,000

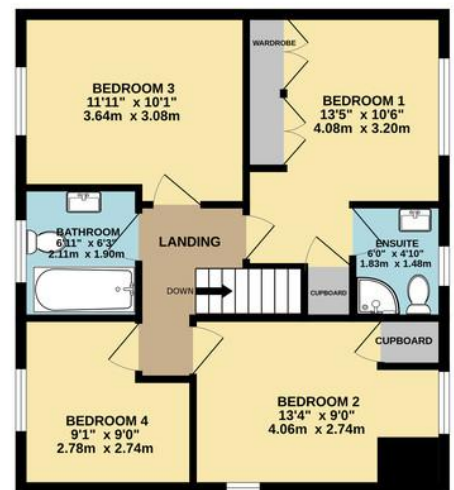
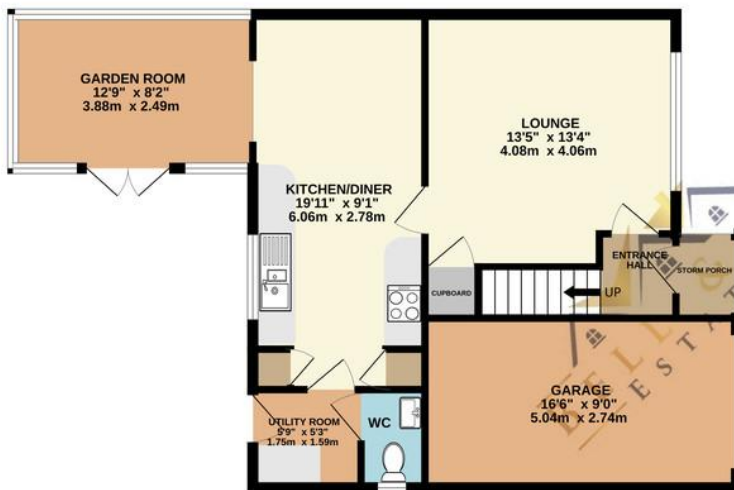
Bell & Co Estates are delighted to present this extended and spacious four-bedroom detached property, ideally located in the sought-after area of Kiveton Park. Welcoming entrance hallway with access to main living areas, front-facing lounge with downstairs storage cupboard – perfect for cosy evenings. Open-plan kitchen, dining and snug area, ideal for entertaining and family time. Within the kitchen are integrated appliances, ample cupboard and worktop space along with french doors leading to the rear garden for seamless indoor-outdoor living. Separate utility room for laundry and additional storage. Downstairs WC with wash basin. First floor accommodation provides master bedroom with private en suite, including shower cubicle, wash basin and WC. Three further good-sized bedrooms – perfect for children, guests or a home office, modern family bathroom, featuring shower over bath, wash basin and WC. To the front of the property is a driveway and grassed front garden, integral garage for additional storage, side gate access to the private rear garden, offering a spacious patio area for entertaining with lawn. Situated in a quiet, family-friendly neighbourhood, close to local amenities, reputable schools, and public transport links. Easy access to M1 motorway and Kiveton train stations. This well-maintained and extended family home offers exceptional space and functionality, both inside and out. With its open-plan living, four generous bedrooms, and a prime Kiveton Park location, it's the perfect property for modern family life.





GROUND FLOOR  
710 sq.ft. (65.9 sq.m.) approx.

1ST FLOOR  
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 1265 sq.ft. (117.5 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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23 Aldous Way  
Kiveton Park  
SHEFFIELD  
S26 6SH

Energy rating

**B**

Valid until  
**23 April 2035**

Certificate number  
**2048-3049-1204-2135-6200**

**Property type** Detached house

**Total floor area** 104 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