



34 Lodge Hill Drive | Kiveton Park | Sheffield | S26 5RU

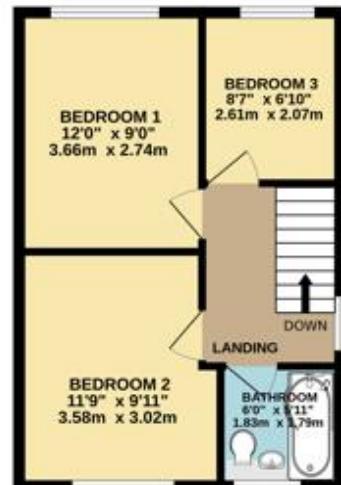
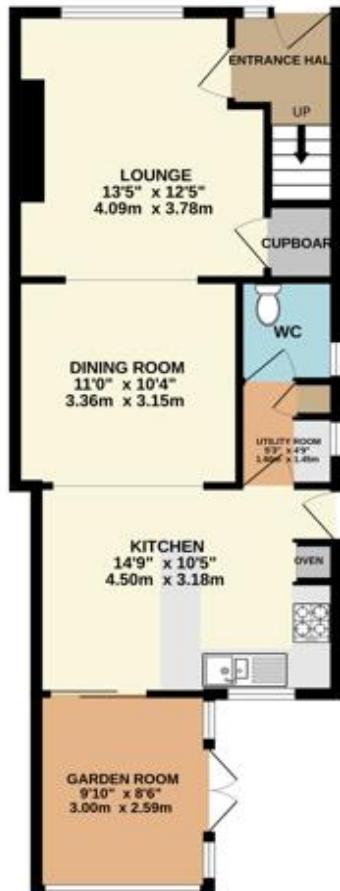
Guide Price £250,000 to £260,000

Bell & Co Estates are excited to present this beautifully extended three-bedroom semi-detached family home, tucked away on a quiet cul-de-sac in the heart of Kiveton Park. Step into a welcoming entrance hallway leading to the stylish front-facing lounge with bay window flooding the room with natural light, complete with a modern media wall, electric fire, and feature lighting. Understairs storage adds extra practicality. A separate dining room flows seamlessly into the modern fitted kitchen, boasting integrated appliances, plentiful worktop and cupboard space, and rear garden access. Off the kitchen is a utility room with additional storage and worktops, leading to a downstairs WC with wash basin. At the rear of the property, a recently built sunroom creates the perfect place to relax while overlooking the landscaped garden – a true highlight of the home. Upstairs offers three bedrooms, master Bedroom with fitted wardrobes. Second Double Bedroom also with fitted wardrobes and shelving, the third Bedroom with a bespoke three-quarter bed and storage underneath. A modern family bathroom completes this floor, with bath and shower over, wash basin and WC. To the front is a driveway providing ample parking, with side gate access to the detached garage, fitted with lighting, workbenches, and side door access. The south-facing landscaped rear garden has been thoughtfully designed with multiple patio areas, lawn, and sleeper-edged sections — the perfect spot to enjoy the sun all day long. Ideally located close to local amenities, making it the perfect choice for families.



GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.

1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



Contact Details

79 Wales Road
Kiveton Park
Sheffield
South Yorkshire
S26 6RA

www.bellcoestates.com
info@bellcoestates.com
03333 580590

34, Lodge Hill Drive
Kiveton Park
SHEFFIELD
S26 5RU

Energy rating

C

Valid until	Certificate number
30 November 2028	9845-2859-6923-9708-6985

Property type Semi-detached house

Total floor area 84 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.