



9 Nethermoor Drive | Killamarsh | Sheffield | S21 1HR

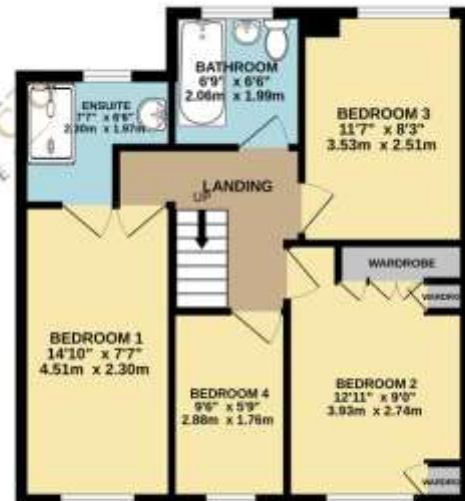
£295,000

Bell & Co Estates are delighted to present this four-bedroom detached home, offering bright and versatile living space across two floors — perfect for growing families. With a total area of approximately 1,173 sq.ft this property combines modern comfort with practical design. Step into a warm and inviting porch and entrance with stairs leading to the first floor, flowing into a spacious and light-filled living area, ideal for relaxing or entertaining. A generous open-plan kitchen with dining space is the perfect space for cooking enthusiast and provides direct access to the conservatory, a perfect additional living space overlooking the rear garden. There is also a handy utility room perfect for laundry and storage with access to the garage. To the first floor are for generous size gardens. The master is a spacious double bedroom with a modern en-suite shower room. Bedroom two is a comfortable double with built-in wardrobe, bedroom three is another good-sized double bedroom whilst bedroom four is the ideal space for a child's room, nursery or home office. The family bathroom is a well-appointed with contemporary fittings and this completes the first floor. This fantastic property offers the perfect balance of space, comfort and convenience. With multiple reception areas, a conservatory, and four well-proportioned bedrooms, it's ideal for families seeking a modern home in a desirable location. Close to local amenities this home is in a prime location and viewing is highly recommended to fully appreciate all this home has to offer.



GROUND FLOOR
653 sq.ft. (60.7 sq.m.) approx.

1ST FLOOR
520 sq.ft. (48.3 sq.m.) approx.



Contact Details

79 Wales Road
Kiveton Park
Sheffield
South Yorkshire
S26 6RA

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

9 Nethermoor Drive
Killamarsh
SHEFFIELD
S21 1HR

Energy rating

C

Valid until
21 May 2035

Certificate number
0300-2489-4550-2525-8065

Property type

Detached house

Total floor area

90 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