



**Kirkcroft Lane, Killamarsh SHEFFIELD S21 1BS**



**welcome to**

**Kirkcroft Lane, Killamarsh SHEFFIELD**

This charming detached bungalow in Killamarsh offers comfortable single-story living with two spacious bedrooms. Nestled in this quiet residential area, the property boasts a well- maintained garden and ample off-road parking and garage, this really is the perfect place to settle down.



### **Hallway**

Having an entrance door and two radiators.

### **Living Room**

13' 7" inc bay window x 11' 7" ( 4.14m inc bay window x 3.53m )

Having a front facing double glazed bay window and further side facing double glazed window, radiator and ornamental fire place.

### **Kitchen**

10' 2" x 6' 3" ( 3.10m x 1.91m )

Having a range of base units, inset sink, gas hob and electric oven. Rear facing double glazed windows.

### **Sitting Room**

Having a radiator and an opening leads to the kitchen. Pantry having a single glazed window.

### **Sun Room**

9' 11" x 6' 4" ( 3.02m x 1.93m )

Having french doors leading to the rear garden.

### **Store Room**

This houses the boiler and has plumbing for a washing machine.

### **Bathroom**

A suite comprising rolled edge bath with mixer tap attachment, wc and wash hand basin. Shower cubicle, heated towel rail and tiled floor, side facing double glazed window.

### **Bedroom One**

11' 5" x 11' 11" ( 3.48m x 3.63m )

Front facing double glazed window and radiator.

### **Bedroom Two**

15' 4" x 9' 6" ( 4.67m x 2.90m )

Rear facing double glazed window and radiator.

### **Drive & Garage**

A blocked paved driveway leads to the detached garage.

### **Garden**

There is a lawned garden to front of the property and a further generous sized garden to the rear with block paved patio and greenhouse.



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## **Kirkcroft Lane, Killamarsh SHEFFIELD**

- Detached bungalow
- Two bedrooms
- Ample room for parking and garage
- No chain
- Sought after area

Tenure: Freehold EPC Rating: D

offers in the region of

**£260,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CPK113128 - 0005

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