



40 Kirkby View, Sheffield, S12 2NB



# 40 Kirkby View

Offers Around

## £325,000

This stunning three bedroomed detached house has been stylishly remodelled during recent years creating an outstanding family home complimented by a private rear garden with swimming pool.

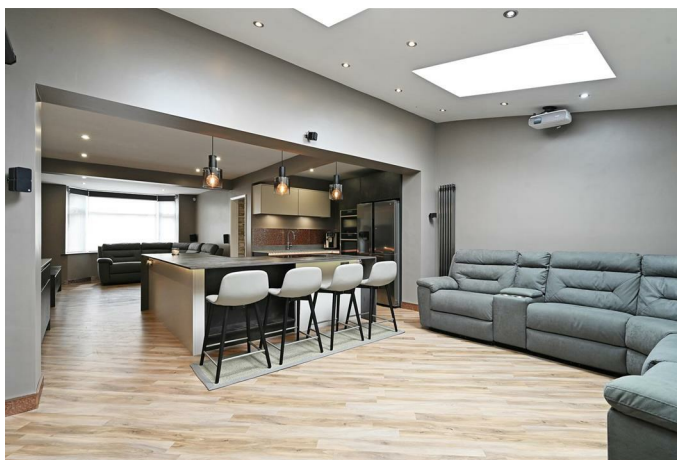
The impressive interior benefits from having been extensively re-plastered, overhauled wiring, rendered externally to the front, rear extension with bi-folds along with new central heating system and new roof.

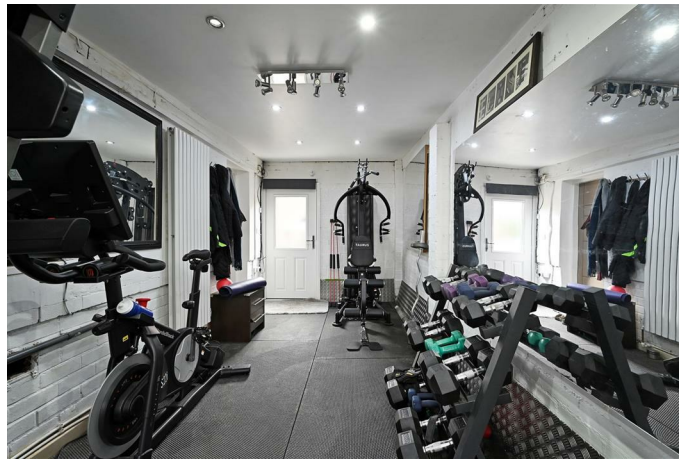
Entrance hall with feature stone clad wall and staircase with glass balustrading, downstairs WC, amazing open plan living/dining kitchen area with a range of contemporary style units complimented by Dektron worksurfaces. the snug area which forms part of the extension is fitted with surround sound system, projector and screen which will be included in the sale. First floor landing with air con unit off which opens two double bedrooms both with wardrobes and third single room again with fitted cupboard Luxurious family bathroom with 'Raindance' shower unit.

Paved drive with ample parking and EV charger unit. Rear garden with large swimming pool with pump/filtration room and additional store. (If any purchaser does not want the pool, this could possibly be removed).



- Stylishly remodelled
- Stunning contemporary home
- Extended to the rear
- Impressive open plan living kitchen with bi fold doors to the garden
- Re-roofed, large attached former garage utilised as a home gym
- Large swimming pool
- EV charging point
- Three bedrooms
- Most convenient location on relief road
- EPC: / Leasehold / Council Tax Band C





## 40 KIRKBY VIEW

APPROXIMATE GROSS INTERNAL AREA = 118.3 SQ M / 1273 SQ FT

STORE = 9.2 SQ M / 99 SQ FT

TOTAL = 127.5 SQ M / 1372 SQ FT

(INCLUDING GARAGE / GYM )

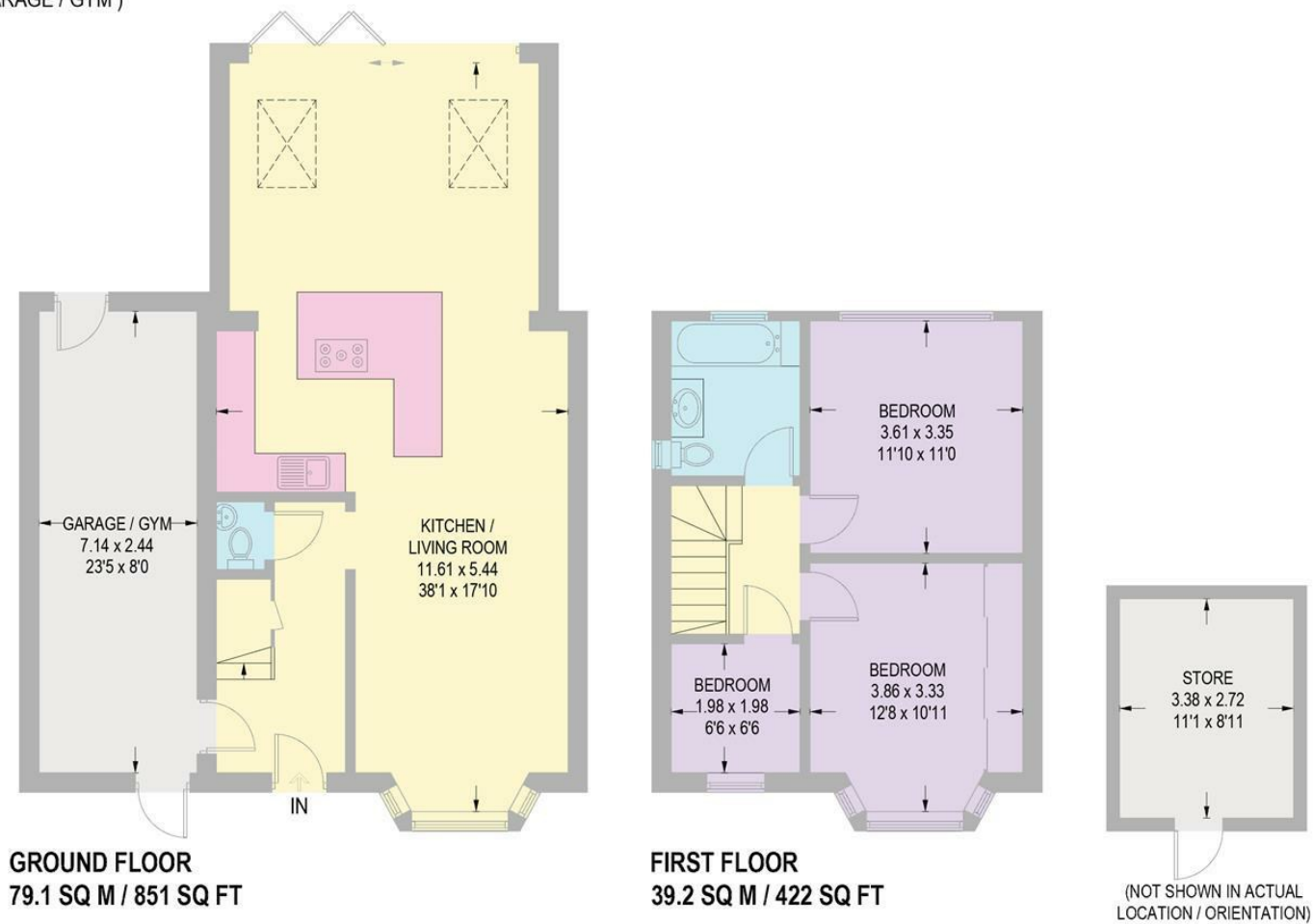


Illustration for identification purposes only,  
measurements are approximate, not to scale.

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