



Aldous Way, Kiveton Park, Sheffield, South Yorkshire, S26 6SH

£230,000

A smartly presented and excellent value 3 bed detached family home.
Desirable cul-de-sac location. Driveway. Garage. Enclosed gardens. Conservatory.



SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES

GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this attractive and spacious 3 bed detached family home. Occupying a pleasant cul-de-sac position within this popular and desirable village. Features include: good sized rooms, tasteful decoration, plentiful natural daylight, open-plan kitchen/dining room, electric car charger point, PVCu double glazing and gas central heating. We anticipate this property will appeal to a variety of buyers and we advise an early viewing to appreciate the space, location, presentation, gardens and value.

PROPERTY SUMMARY

The accommodation includes a spacious hallway, downstairs WC, open-plan kitchen dining room, lounge, conservatory, three bedrooms, master en-suite and family bathroom. Externally the property enjoys an impressively wide frontage with lawned front garden, a side driveway, detached single garage and a family & pet friendly enclosed & lawned rear garden.

LOCATION

Pleasantly situated on a popular cul-de-sac within the sought after and established area of Kiveton Park. There is a wide choice of shops, pubs, schools and recreational facilities within the surrounding area. Sheffield, Rotherham, Chesterfield, Worksop and Doncaster are also easily accessible, and offer a further wide choice of amenities, transport links and recreation/leisure facilities. Rother Valley Country Park is just a short distance away, ideal for days out, walks, exercise, picnics and other outdoor leisure activities. There are excellent transport links in the area, and the A1, M1, M18 and East Coast Mainline railway stations are all easily accessible, making this location a popular choice for commuters.

DIRECTIONS

Sat Nav location: S26 6SH.

GROUND FLOOR

Spacious central hallway with downstairs WC and staircase.

Kitchen / Dining Room 16' 4" x 15' 10" (4.97m x 4.82m) max.

A spacious and bright, L shaped room, with ample space for a dining area, along with a fitted kitchen and space for appliances. Windows to the front and side, along with double glazed door to the driveway. Understairs storage.

Lounge 15' 10" x 10' 0" (4.82m x 3.05m)

Comfortably sized main reception room with front window, feature fireplace and double glazed double doors into:

Conservatory 12' 8" x 9' 5" (3.86m x 2.87m)

A bright, spacious and relaxing space with large double glazed windows onto the garden, French doors and additional glazed door to the driveway.



FIRST FLOOR

Central landing with rear window.

Bedroom One 12' 9" x 8' 10" (3.88m x 2.69m)

Double bedroom with front window. Door to:

En-Suite 6' 8" x 4' 0" (2.03m x 1.22m)

Fitted shower suite, towel warmer and side window.

Bedroom Two 10' 1" x 9' 2" (3.07m x 2.79m)

Double bedroom with overstairs storage cupboard.

Bedroom Three 7' 1" x 6' 5" (2.16m x 1.95m)

Single sized bedroom, also ideal as a home office, nursery or playroom.

Bathroom 6' 9" x 5' 6" (2.06m x 1.68m)

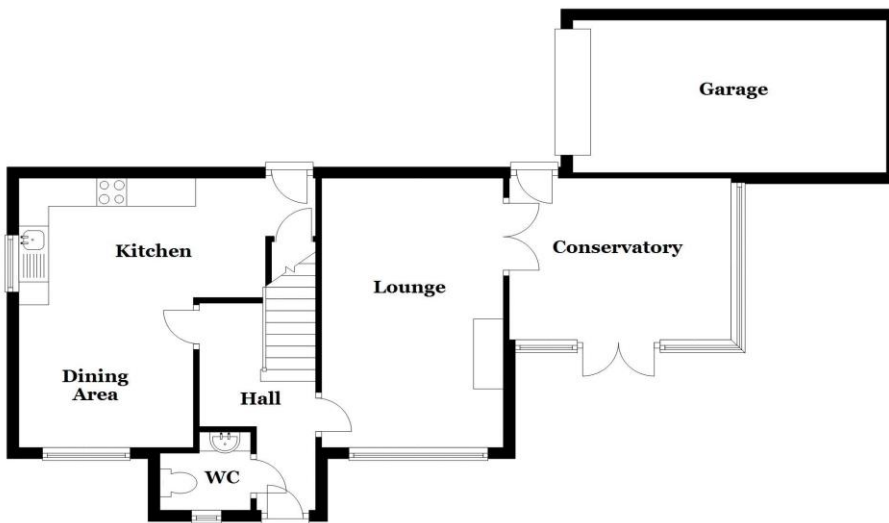
Fitted bath suite. Rear window.

GARAGE 17' 3" x 9' 0" (5.25m x 2.74m)

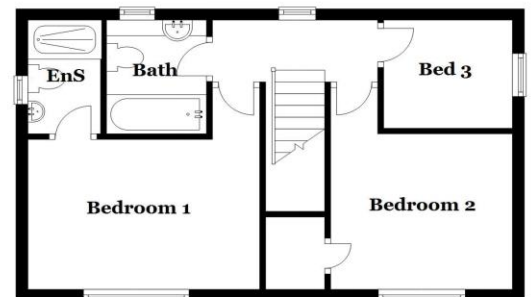
The garage is a decent sized single garage with up and over door, power and lighting. There is a high, pitched roof, which would allow for further useful storage to be created, perhaps with a pull down ladder.



Ground Floor



First Floor





OUTSIDE

To the front is a lawned garden with black railing fence. The corner position gives this house a particularly wide frontage. A driveway provides ample off street parking, benefits from an electric vehicle charging point and leads to the detached brick built garage. To the rear of the property is an enclosed and mainly lawned, family-friendly garden. Being fully enclosed, the garden is ideal for children and pets. There is a paved, sunny seating area, ideal for relaxing and entertaining, as well as space behind the garage for a shed, BBQ area or perhaps a hot tub.

AGENT'S NOTES

The house has the benefit of being sold as freehold, with no ground rents to pay.

PROPERTY TO SELL?

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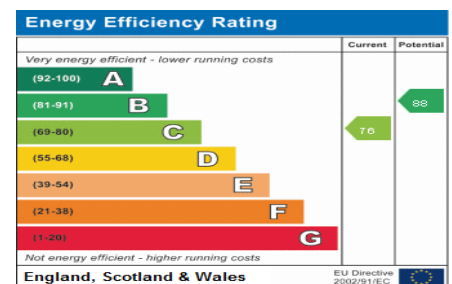
Viewing / Offer Process:

All viewing requests, offers or negotiations must be made directly to Dales & Shires.

Tenure: Freehold.

Council Tax Band: C.

These details were prepared / amended on: 29/09/2023



AGENT'S STANDARD DISCLAIMER

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2. Any areas, measurements, floor plans or distances referred to may be approximated, are given as a guide only and are not always precise. Floorplans should not be relied upon as accurate or a true representation of the size, shape or function of a room / property.
3. Some wide angle photography may be used to allow enhanced & comprehensive presentation. This can cause distortion to images & perspectives. We advise a personal inspection.
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