



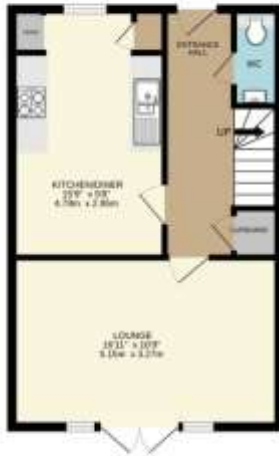
8 Bluebell Close | Kiveton Park | Sheffield | S26 5AQ

£280,000

Welcome to this beautifully presented and deceptively spacious four-bedroom semi-detached home in the heart of Kiveton Park, offering stylish and contemporary living across three floors. Perfectly suited to growing families, first-time buyers or professionals, this modern property combines generous accommodation with a convenient location close to local amenities, schools and transport links. The ground floor comprises a welcoming entrance hall with downstairs WC, a spacious lounge with French doors opening onto the garden, and a modern kitchen/diner fitted with a range of contemporary units and ample space for family dining. To the first floor are three well-proportioned bedrooms and a modern family bathroom. Occupying the entire second floor is an impressive principal bedroom suite, complete with fitted wardrobes and a private en-suite shower room, creating a superb retreat away from the rest of the home. Externally, the property enjoys an enclosed rear garden, ideal for entertaining and family life, together with off-road parking providing plenty of off road parking. Situated within a popular residential development in Kiveton Park, the property is conveniently placed for local shops, schools, supermarkets and excellent transport links including Kiveton Park railway station, making it ideal for commuters to Sheffield, Rotherham and Worksop.



GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



2ND FLOOR
275 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA: 1169 sq.ft. (108.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for descriptive purposes only and should be used as such by any prospective purchaser. The actual, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 63226

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8 Bluebell Close Kiveton Park SHEFFIELD S26 5AQ		Energy rating B
Valid until 17 June 2035	Certificate number 7335-0836-5500-0748-1296	

Property type Semi-detached house

Total floor area 118 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