







## 11 Peatfield Road

Killamarsh • Sheffield • S21 2DJ

Guide Price £190,000 - £200,000

A beautifully presented and well-maintained three-bedroom end townhouse, occupying an enviable position overlooking open green space. Offering stylish, ready-to-move-into accommodation, the property benefits from a double driveway, landscaped rear garden, and is offered for sale with no onward chain. A side uPVC entrance door opens into a welcoming hallway, setting the tone for the home. To the front, the living/dining room is a generous, light-filled space with a large window, elegant décor, wood-effect flooring, and a feature fireplace. This versatile room offers a warm, homely feel and excellent flexibility for both relaxing and entertaining. The modern kitchen is fitted with a range of white units and provides space for a dining table. Finished to a high standard, it includes integrated appliances oven, grill, combi microwave, gas hob, fridge freezer, and washing machine. Enjoying a pleasant outlook over the rear garden, the kitchen also leads through to a rear porch with WC and boiler housing. To the first floor, the landing provides useful storage. The stylish family bathroom features a contemporary three-piece white suite with vanity storage, shower over bath, and full tiling for a sleek finish. There are three well-proportioned bedrooms: a peaceful rear double overlooking the garden with soft, inviting tones; a bright front-facing double with fitted wardrobes; and a well-sized third bedroom with grey accents and wood-effect flooring, ideal as a nursery, home office, or guest room. Externally, the front of the property offers a block-paved driveway providing off-road parking for two vehicles. To the rear lies a standout landscaped garden, beautifully maintained and designed for both relaxation and entertaining, featuring a generous resin patio, level lawn, established trees and planting, all fully enclosed for privacy. Killamarsh is a highly regarded residential area on the outskirts of Sheffield, offering a strong community feel alongside excellent amenities. Well served by reputable schools, local shops, and transport links, it provides convenient access to Sheffield, Chesterfield, and the M1 motorway. Surrounded by green spaces and countryside walks, it is particularly popular with families and commuters alike.



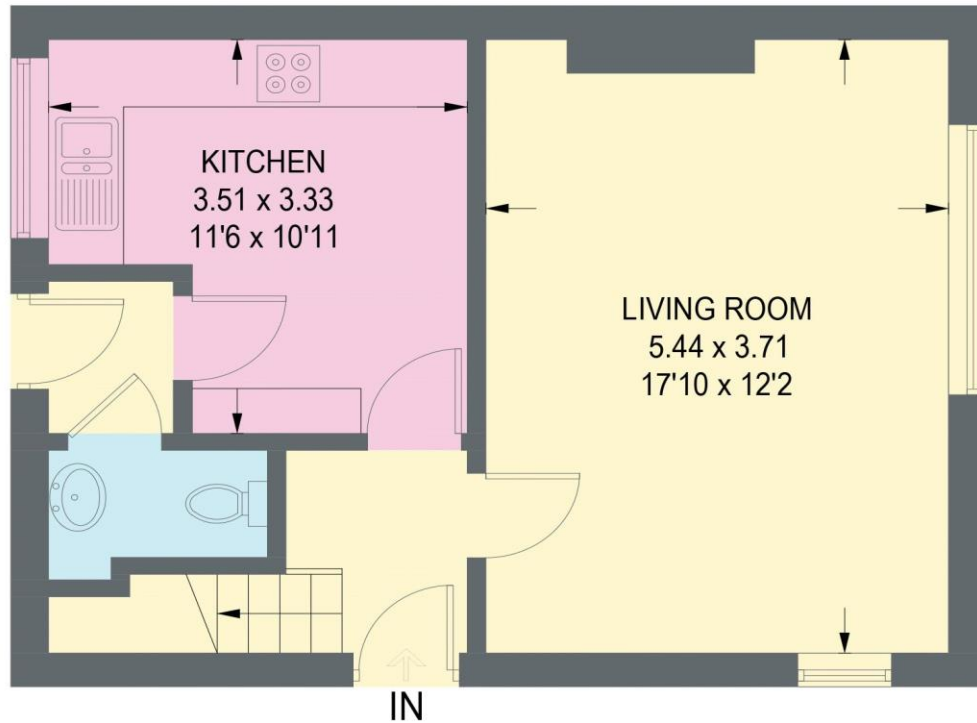


- Attractive End Townhouse
- 3 Good Sized Bedrooms
- Modern Kitchen & Integrated Appliances
- Flexible Open Plan Living / Dining
- Overlooking Open Green Space
- No Onward Chain
- Stunning Garden & Resin Patio
- Double Driveway
- Freehold
- Council Tax Band A, EPC Rating TBC

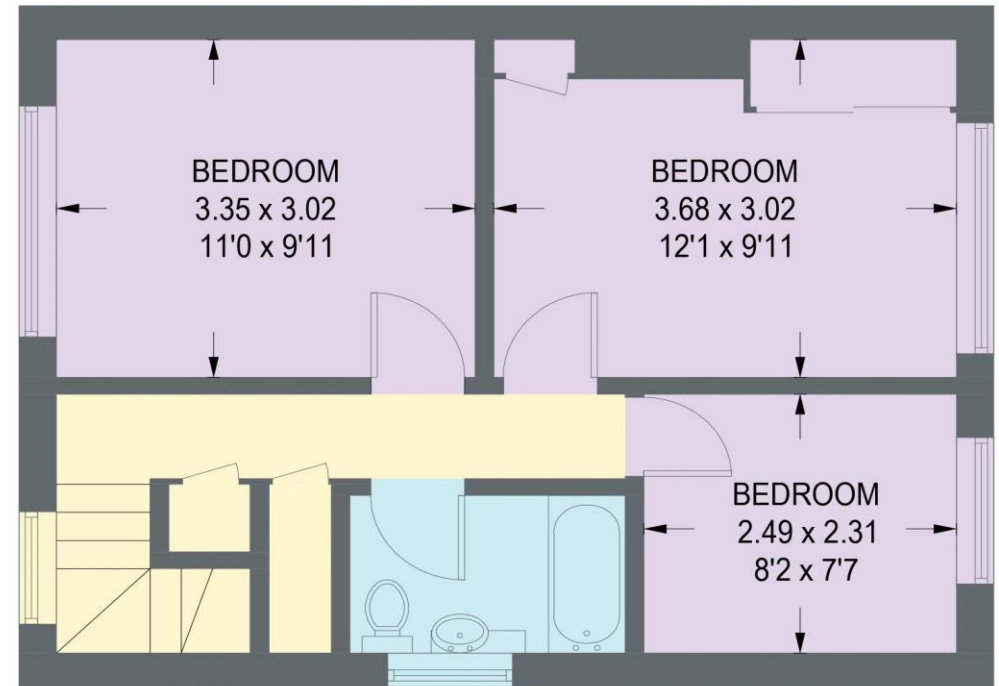


# 11 PEATFIELD ROAD

APPROXIMATE GROSS INTERNAL AREA = 78.7 SQ M / 847 SQ FT



**GROUND FLOOR**  
**39.5 SQ M / 425 SQ FT**



**FIRST FLOOR**  
**39.2 SQ M / 422 SQ FT**

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



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