



70 Carlton Gate Drive | Kiveton Park | Rotherham | S26 5PT

£270,000

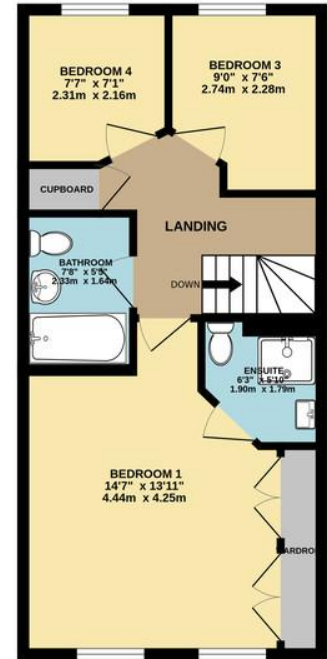
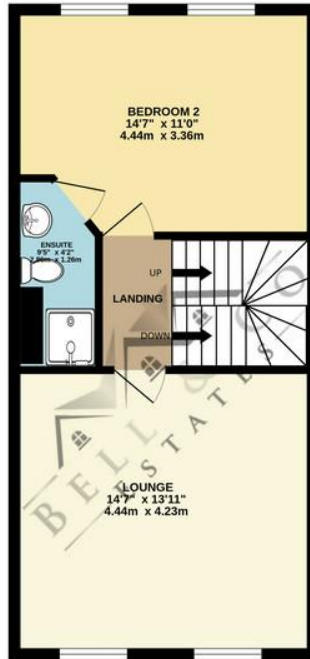
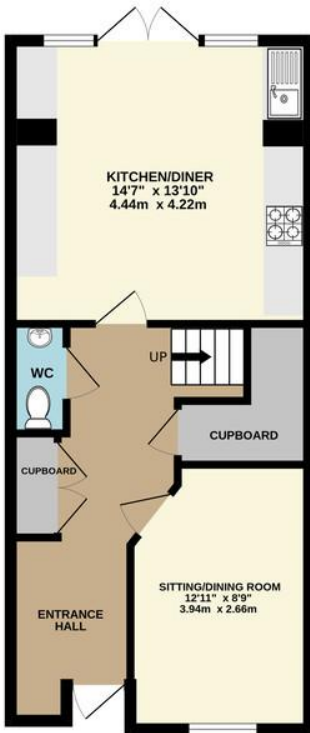
Bell & Co Estates are delighted to present this spacious four bedroom mid town house, ideally situated in the popular area of Kiveton Park and offered to the market with no onward chain. Upon entering, you are welcomed into a spacious entrance hallway providing access to the ground floor accommodation. The property benefits from a convenient downstairs WC, useful storage and a practical layout designed for everyday living. To the rear of the property is the modern kitchen/diner, fitted with a range of integrated appliances, ample worktop space and plenty of storage. The dining area offers excellent space for family meals and entertaining, with access leading directly out to the rear garden. The ground floor is further enhanced by a versatile snug, ideal as a children's playroom, home office, additional reception room or even a fifth bedroom depending on individual requirements. The first floor continues to impress with a generous bedroom featuring its own ensuite shower room and fitted wardrobes, wash basin and WC. This floor also offers a spacious lounge, beautifully filled with natural light. The second floor hosts three further bedrooms, including a large master bedroom complete with fitted wardrobes and ensuite facilities, alongside two additional well-proportioned bedrooms and a modern family bathroom. Externally, the property benefits from a private rear garden with access to the garage. To the rear is also allocated parking, providing ample off-road parking for multiple vehicles. Call Bell & Co Estates now to arrange your viewing!



GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.

1ST FLOOR
455 sq.ft. (42.3 sq.m.) approx.

2ND FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 1389 sq.ft. (129.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

Contact Details

79 Wales Road
Kiveton Park
Sheffield
South Yorkshire
S26 6RA

www.bellcoestates.com
info@bellcoestates.com
03333 580590

70 Carlton Gate Drive
Kiveton Park
SHEFFIELD
S26 5PT

Energy rating

C

Valid until

26 February 2034

Certificate number

6321-2229-0961-3001-0473

Property type

Mid-terrace house

Total floor area

129 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