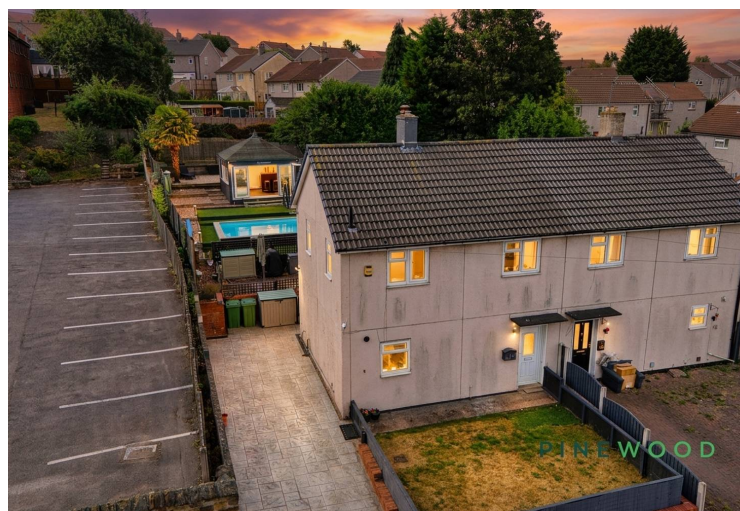
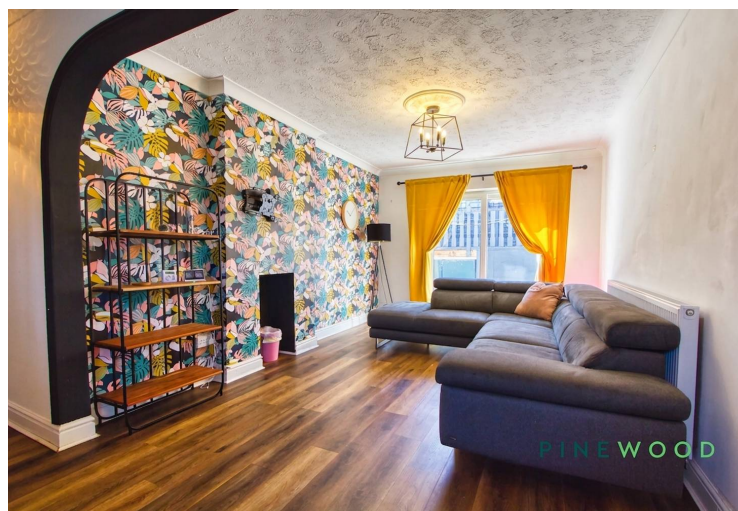




13 Sheepcote Road, Killamarsh

£120,000 Freehold

Stylish three-bed semi with modern kitchen, spacious lounge, private pool, outdoor bar, driveway, and unique décor. Non-standard construction. Ideal for families and entertaining.

Council Tax band: A | Tenure: Freehold | EPC: TBD

Welcome to this exceptional three-bedroom semi-detached house, thoughtfully designed to blend contemporary style with inviting comfort. As you enter the home, you are greeted by a bright hallway with modern decor and a stylish wooden handrail, setting the tone for the spacious and practical layout. The generous reception room boasts a large sectional corner sofa, vibrant decorative wallpaper, and an abundance of natural light streaming through sliding glass doors, offering direct access to the stunning outdoor area. The modern kitchen is a true heart of the home, featuring sleek units, integrated appliances, a stone countertop, and a dedicated dining area illuminated by elegant lighting – perfect for family meals or entertaining friends. Each bedroom is beautifully appointed, ranging from a vibrant floral-themed room to a sunlit master with wooden floors and modern accents, ensuring comfort and personal space for every family member. A well-appointed bathroom with a contemporary electric shower, bath-tub, and striking tropical wallpaper provides a peaceful retreat for relaxation.

Step outside and discover an enviable private oasis designed for lifestyle and leisure. The highlight is a sparkling private swimming pool surrounded by a lush artificial lawn, creating a low-maintenance, year-round green retreat. A spacious decked patio area, complete with outdoor seating and a mature palm tree, provides an idyllic setting for alfresco dining or sunbathing. Entertain in style with a dedicated outdoor bar area, “El Chiringuito,” accessed via bi-fold doors from the house and enhanced by decorative lighting for evening gatherings. The property also offers multiple storage sheds for convenience, a secure fenced garden for privacy, and a spacious driveway with ample off-road parking – ideal for busy households. Inside, additional spaces such as a versatile home bar and a utility room with modern appliances add practical luxury, while unique wallpapers and modern lighting fixtures throughout the home infuse character and warmth.

This remarkable home is truly move-in ready, combining modern upgrades with thoughtful design for every-day living and unforgettable entertaining. With its blend of stylish interiors, standout outdoor features, and practical amenities, this property offers a lifestyle sought after by families and discerning buyers alike. Don't miss the opportunity to make this exceptional house your new home – contact us today to arrange your viewing and experience its unique charm for yourself.

PLEASE NOTE – This property is of a NON STANDARD CONSTRUCTION





Kitchen / diner

14' 4" x 10' 8" (4.38m x 3.26m)

The kitchen/diner is a practical yet inviting space, fitted with dark wood cabinetry and modern appliances including a gas hob and built-in oven. A tiled floor patterned in blue adds character, while a dining table comfortably seats several people. There is a useful rear door leading to the garden, and a separate utility room that houses the washing machine and additional storage.

Living room

21' 4" x 16' 2" (6.49m x 4.93m)

This welcoming living room is a generous space filled with natural light, featuring a charming fireplace as its focal point. Wood-effect flooring complements the neutral walls, while a broad window and glass doors at the rear provide views and access to the garden, creating a bright and airy atmosphere that invites relaxation.

Utility Room

7' 0" x 6' 11" (2.13m x 2.11m)

The utility room is compact but efficient, equipped with space for a washing machine and tumble dryer alongside additional storage. A window brings in natural light, making this a practical space for laundry and household chores.





Bedroom 1

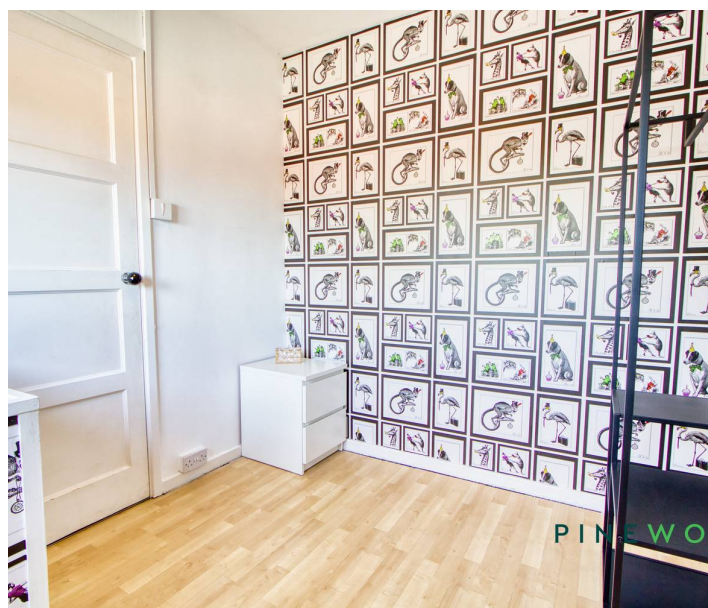
13' 3" x 13' 1" (4.05m x 3.99m)

Bedroom 1 is a comfortable double room featuring neutral walls and warm wood flooring. A large window ensures the room is bright and airy, with ample space for a double bed and additional furniture. The room is enhanced with tasteful floral wallpaper details that add a touch of charm.

Bedroom 2

13' 3" x 8' 10" (4.05m x 2.70m)

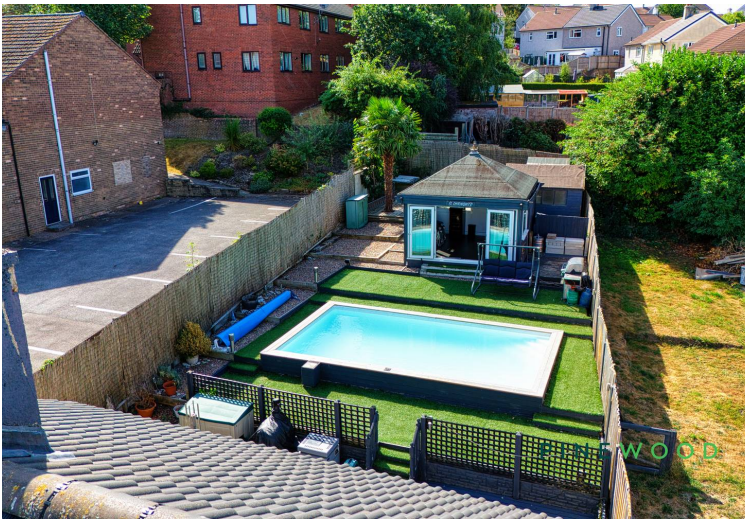
Bedroom 2 offers a bright and airy space with two windows allowing plenty of natural light. This room is well suited as a second double bedroom or a spacious single, with wood flooring and neutral decor providing a versatile canvas for furnishing.



Bedroom 3

9' 1" x 7' 5" (2.77m x 2.26m)

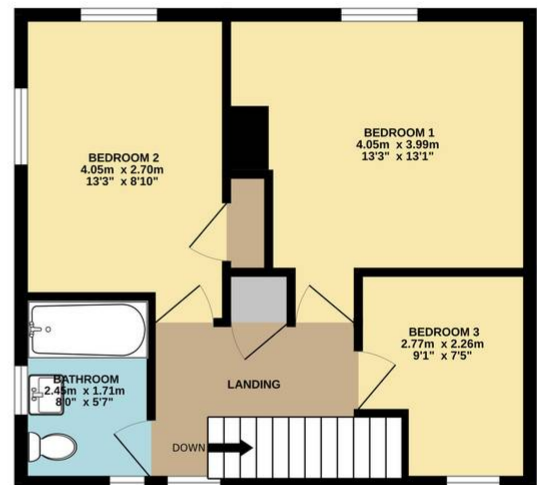
Bedroom 3 is a smaller room perfect as a single bedroom or a study. It features light wood flooring and neutral walls, with a window that fills the room with natural light. This room could be adapted easily for various uses depending on your needs.



GROUND FLOOR
44.5 sq.m. (479 sq.ft.) approx.



1ST FLOOR
40.8 sq.m. (439 sq.ft.) approx.



TOTAL FLOOR AREA : 85.3 sq.m. (918 sq.ft.) 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.
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If you would like more info or to view the full listing then please visit our website at pinewoodproperties.co.uk or give us a call on **01246 810519**.