







44 Kildonan Grove

Frecheville • Sheffield • S12 4WX

Guide Price £350,000 - £365,000

Tucked away in a peaceful and secluded position overlooking open green space, this impressive four-bedroom, three-bathroom detached home offers beautifully flexible living accommodation, established wraparound gardens, and a wonderful sense of privacy. Owned by the same family since new in 1989, the property enjoys a tranquil setting with far-reaching views, a private driveway, and a detached double garage, making it an ideal long-term family home with excellent potential to further reconfigure or personalise if desired. The property is entered at upper ground-floor level, where the bedroom accommodation is located. There are three generous double bedrooms, with two of the rear bedrooms enjoying stunning open views, together with a fourth smaller bedroom, nursery, or study. The family bathroom is fitted with a fully tiled three-piece suite, and there is also access to the loft space. A staircase featuring a striking stained-glass window beautifully frames the surrounding views as it leads down to the main living accommodation on the lower ground floor. The living space is both versatile and welcoming. The main living room centres around a feature brick fireplace with open fire and enjoys direct access to the garden through sliding patio doors. Beyond is a further reception area, ideal as a playroom, snug, or additional family space, which flows seamlessly into the garden room. This bright and peaceful room takes full advantage of the picturesque garden setting, with further sliding patio doors opening onto the patio and established planting beyond. A separate dining room connects through to the fitted kitchen, which includes an integrated oven, gas hob, fridge, freezer, tiled splashbacks, and pleasant garden views. Adjoining the kitchen is a separate utility room providing additional storage together with plumbing and space for further appliances, leading through to a ground-floor shower room with WC. The layout offers excellent flexibility and could easily be reconfigured to create a larger open-plan kitchen and living arrangement if desired. Externally, the property is approached via steps down from the driveway, enhancing its private and secluded feel. The wraparound gardens are a true highlight, featuring an abundance of colourful established shrubs, mature planting, and wildflowers, creating a peaceful oasis throughout the seasons. Multiple seating patios provide perfect spaces to relax and enjoy the far-reaching open views in this quiet and idyllic setting. A private driveway leads to the detached double garage, offering ample parking and storage. Located in Sheffield S12, Kildonan Grove is ideally placed for family living, with excellent access to local amenities, well-regarded schools, and a range of nearby green spaces and walking routes. The property enjoys convenient transport links into the city centre and surrounding areas, while still offering a peaceful residential setting that feels tucked away from the hustle and bustle.





- Spacious Detached Family Home
- Tucked Away in a Peaceful & Secluded Position
- 4 Bedrooms & 3 Bathroom
- Lovely Open Views
- Flexible Accommodation
- Scope to Develop / Reconfigure
- Double Garage
- Established Wraparound Gardens
- Freehold
- Council Tax Band E, EPC Rating D



44 KILDONAN GROVE

APPROXIMATE GROSS INTERNAL AREA = 150.0 SQ M / 1614 SQ FT

DOUBLE GARAGE = 27.5 SQ M / 296 SQ FT

TOTAL = 177.5 SQ M / 1910 SQ FT

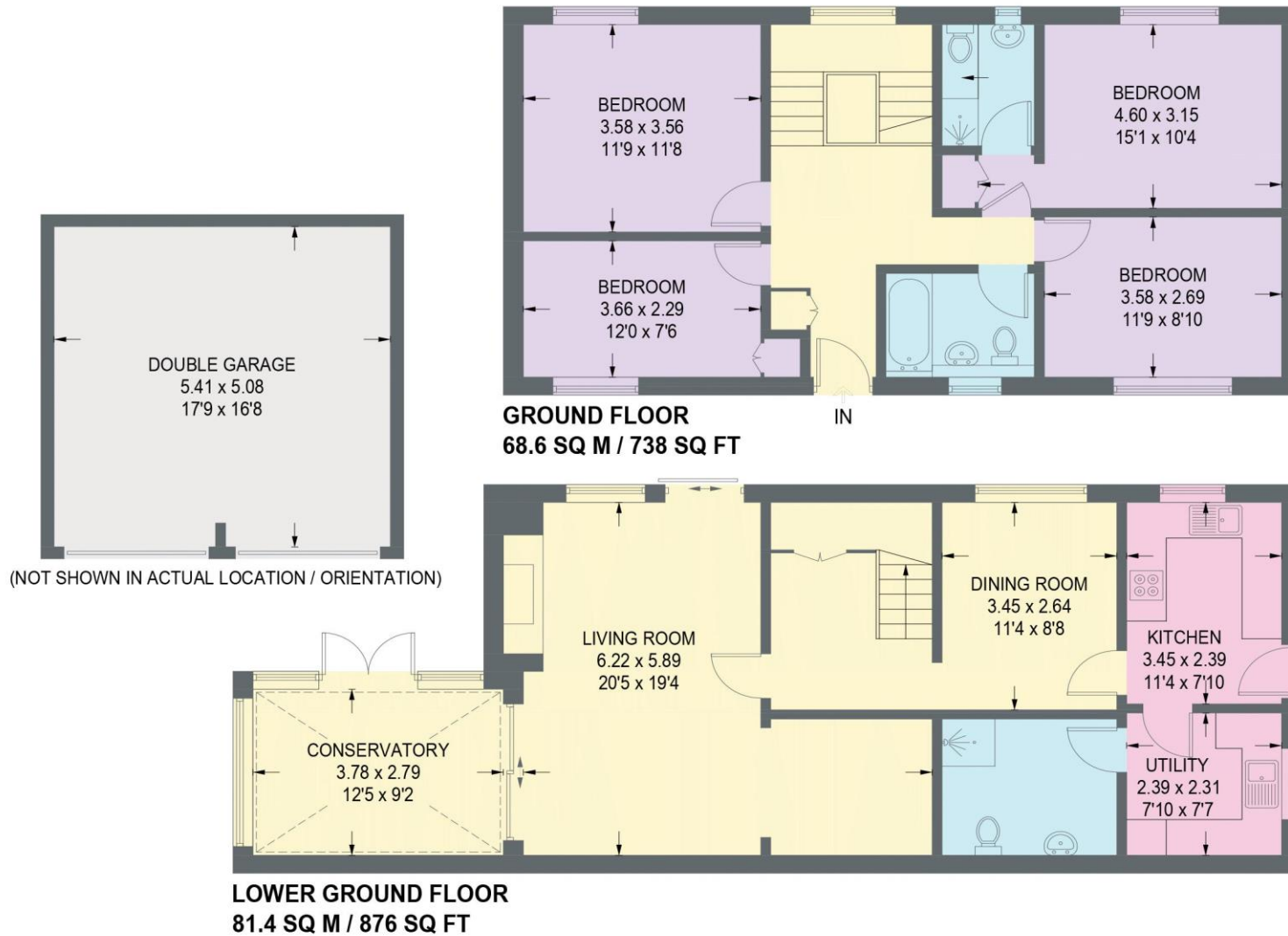


Illustration for identification purposes only,
measurements are approximate, not to scale.



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