



Kiveton Lane, Todwick Sheffield S26 1JJ

welcome to

Kiveton Lane, Todwick Sheffield

PREPARE TO BE AMAZED! Four bedroom detached bungalow with modern and private living throughout boasting four double bedrooms, double garage and masses of off road parking! Immaculately maintained throughout with fantastic fittings and appliances, this contemporary home is a must view.



Entrance Hall

Luxury vinyl tiled flooring, central heating radiator, front facing double glazed composite door and access to the loft.

Cloakroom

Tiled flooring, low flush WC, vanity wash hand basin, central heating radiator, underfloor heating and side facing double glazed window.

Lounge

Luxury vinyl tiled flooring, two central heating radiators, two rear facing double glazed windows, two velux windows and side facing double glazed patio doors.

Kitchen Diner

Luxury, spacious and modern fitted kitchen diner with a range of matte units set above and below worksurfaces incorporating double oven, microwave, warming tray, full length fridge, full length freezer, wine cooler and inset sink. Tiled flooring with underfloor heating, two central heating radiators, two side facing double glazed windows and front facing double glazed window. There is also an island incorporating breakfast bar, induction hob and downdraft extractor fan.

Utility Room

Tiled flooring with underfloor heating, central heating radiator and fitted matte units incorporating plumbing for washing machine and inset sink.

Bedroom One

Luxury vinyl tiled flooring, fitted wardrobes, two central heating radiators and rear facing double glazed patio doors with electric blinds.

En Suite

Three piece suite comprising low flush WC, vanity wash hand basin and rainfall shower enclosure. Tiled flooring, full wall tiling, heated towel rail and side facing double glazed window.

Bedroom Two

Luxury vinyl tiled flooring, central heating radiator, fitted wardrobes and front facing double glazed window with electric blinds.

Bedroom Three

Luxury vinyl tiled flooring, central heating radiator, fitted wardrobes and front facing double glazed window with electric blinds.

Bedroom Four

Luxury vinyl tiled flooring, central heating radiator and rear facing double glazed patio doors with electric blinds.

Bathroom

Modern four piece suite comprising low flush WC, vanity wash hand basin, tiled bath and rainfall shower enclosure. Tiled flooring, full wall tiling, heated towel rail and side facing double glazed window.

Outside Space

To the front of the property is a driveway providing ample parking for several vehicles, electric car charging point and a lawned garden with pebbles and bushes in borders. The rear of the property is completely private with patio seating areas, lawned garden and storage shed with power and lighting.

Garage

Integral double garage with power, lighting, electric up & over door and storage cupboard housing boiler and water tank.

Lister Comments

Solar panels - Owned

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online williamhbrown.co.uk/Property/DGT107825



welcome to

Kiveton Lane, Todwick Sheffield

- STUNNING FOUR BEDROOM DETACHED PROPERTY
- SPACIOUS ACCOMMODATION
- TOP OF THE RANGE FITTINGS THROUGHOUT
- DOUBLE GARAGE
- SIZEABLE & PRIVATE PLOT

Tenure: Freehold EPC Rating: A
Council Tax Band: E

offers in the region of

£600,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DGT107825



Property Ref:
DGT107825 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01909 568811



dinnington@williamhbrown.co.uk



20 Laughton Road, Dinnington, SHEFFIELD,
South Yorkshire, S25 2PS



williamhbrown.co.uk