



24 Kirkstead Gardens | Woodhouse Mill | S13 9XG

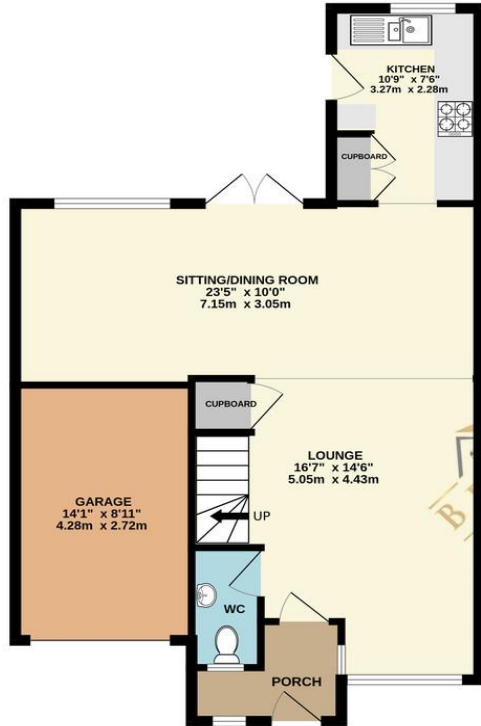
Guide Price £300,000 to £310,000

Bell & Co Estates are delighted to present this beautifully presented modern three-bedroom detached family home, occupying a sought-after position within the popular residential area of Woodhouse Mill. Offering spacious and versatile accommodation throughout, this fantastic home is ideal for growing families, professionals or anyone looking for a property ready to move straight into. Upon entering the property, you are welcomed into a handy entrance porch leading into a bright and spacious lounge, beautifully presented and offering the perfect space to relax and unwind. To the rear of the home sits the impressive open-plan sitting/dining room, creating a superb entertaining and family space with French doors opening directly onto the rear garden, seamlessly blending indoor and outdoor living. The adjoining modern fitted kitchen offers a range of wall and base units with ample worktop space, perfectly designed for everyday practicality with side door access to the garden. The ground floor further benefits from a convenient downstairs WC and garage. To the first floor, the property boasts three well-proportioned bedrooms, including a generous principal bedroom complete with its own en-suite shower room. A further spacious double bedroom, a good-sized third bedroom, and a modern family bathroom complete the upstairs accommodation. Externally, the property continues to impress with a resin driveway providing off-road parking for multiple vehicles leading to the garage. To the rear is a low maintenance enclosed garden offering an excellent space for relaxing, entertaining, or family enjoyment, with composite decking, artificial grass, pond and additional seating area to the top of the garden. Early viewing is highly recommended to fully appreciate the space, presentation, and location this fantastic home has to offer.



GROUND FLOOR
693 sq.ft. (64.4 sq.m.) approx.

1ST FLOOR
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA: 1136 sq.ft. (105.6 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.

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24 Kirkstead Gardens
SHEFFIELD
S13 9XG

Energy rating

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Valid until

16 April 2033

Certificate number

0945-1205-9107-0306-1100

Property type

Detached house

Total floor area

97 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