



3 Church Close | Kiveton Park | S26 5LP

Guide Price £230,000 to £240,000

Bell & Co Estates are delighted to present this beautifully newly refurbished three-bedroom semi-detached home, situated within the ever-popular residential area of Kiveton Park. Finished to a modern and high standard throughout, this spacious property is perfect for first-time buyers, growing families, or anyone looking for a home ready to move straight into. Upon entering the property, you are welcomed into a bright entrance hallway giving access to a generous dining area, creating a cosy yet versatile living space with French doors opening directly onto the rear garden, seamlessly blending indoor and outdoor living. Double doors lead through into the spacious sitting room positioned to the front elevation, featuring a beautiful bay window allowing plenty of natural light to flood the room. The modern bespoke fitted kitchen offers a range of wall and base units with ample worktop space, alongside useful under-stairs storage. A side door leads through to a substantial utility room providing excellent additional storage and practicality, alongside a downstairs WC and separate office space, ideal for those working from home. To the first floor, the property boasts three well-proportioned bedrooms, including two generous doubles and a further single bedroom, perfect as a nursery, dressing room, or home office. A modern contemporary shower room completes the upstairs accommodation. Externally, the property benefits from enclosed gardens, offering excellent outdoor space for relaxing and entertaining, alongside ample off-road parking.



GROUND FLOOR
670 sq.ft. (62.3 sq.m.) approx.

1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 1085 sq.ft. (100.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, 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 Heringer 1/2024

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3 Church Close Kiveton Park SHEFFIELD S26 5LP		Energy rating E
Valid until 7 February 2034	Certificate number 3400-3610-0822-2327-3943	

Property type: Semi-detached house

Total floor area: 102 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