



Pennyholme Close, Kiveton Park Sheffield S26 6PT

welcome to

Pennyholme Close, Kiveton Park Sheffield

PREPARE TO BE AMAZED by this effectively extended semi detached property. Offering four bedrooms with a further downstairs bedroom/office. Excellent location with fabulous far reaching views to the rear over open countryside This one is an ideal family home not to be missed. MORE PHOTOS TO FOLLOW



Rear Porch/Utility

Having a double glazed door, cupboard housing the washing machine and freezer. Further door leads into the shower room.

Shower Room

Comprises vanity hand wash basin, low flush WC, walk in shower, heated towel rail.

Extended Dining Kitchen

Impressive kitchen featuring a generous range of white gloss base and wall units and central island and pull out larder set above and below worktops incorporating a sink and drainer. Integrated appliances comprise, double oven, microwave dishwasher and fridge. Useful pantry housing the combination central heating boiler. The main focal point of the kitchen is the log burner and rear facing double glazed French doors to one wall enjoying lovely views to the garden and open countryside.

Lounge

Attractively decorated lounge with the main feature being the media wall with illuminated shelving to either side of the chimney breast. having inset contemporary electric fire. The room is complimented with textured laminate flooring, central heating radiator and front facing double glazed window.

Downstairs Bedroom/Office

Forming the side extension this is a very versatile room having radiator and rear facing double glazed windows and rear double glazed patio doors. This room could be utilised as a downstairs bedroom with access to the downstairs shower room.

First Floor

Master Bedroom

Extended room with two double glazed windows to the front elevation. Rear facing double glazed French doors with Juliet railings having views over open fields. Walk in clothes closet, and central heating radiator..

En-Suite

Comprises double shower enclosure, low flush WC, vanity hand wash basin inset to base cabinet. Heated towel rail, partial tiling to the walls and double glazed window..

Bedroom Two

Featuring a range of mirror fronted wardrobes central heating radiator, double glazed window.

Bedroom Three

Third double bedroom with front facing double glazed window and radiator.

Bedroom Four

Featuring built in bunk beds, central heating radiator and double glazed window.

Family Bathroom

Comprises bath, shower low flush WC, radiator and double glazed window. Tiling to the walls.

Exterior

To the front of the property is a driveway providing parking for several vehicles. The rear of the property has a generous garden predominantly laid to law with paved terrace. There is a useful outbuilding which has been previously used as an office with French doors, laminate flooring, double glazed windows, power and lighting.. Also having moden for WiFi.

The views from the garden are far reaching towards open fields and beyond.

Additional Information

The property benefits from a full alarm system.

Lister Comments

Non standard construction - contact the office for more details.



view this property online williamhbrown.co.uk/Property/DGT107850



welcome to

Pennyholme Close, Kiveton Park Sheffield

- EFFECTIVELY EXTENDED 4/5 BEDROOM SEMI DETACHED HOUSE
- VERSATILE ACCOMMODATION THROUGHOUT
- IDEAL FOR THE GROWING FAMILY
- ENVIIOUS PLOT WITH FAR REACHING REAR VIEWS
- FURTHER PROFESSIONAL PHOTOS TO FOLLOW

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 16.00

This is a Leasehold property with details as follows; Term of Lease 800 years from 29 Sep 1963. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£290,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/DGT107850](https://www.williamhbrown.co.uk/Property/DGT107850)



Property Ref:
DGT107850 - 0007

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](https://www.williamhbrown.co.uk)