

#### 4 Manor Rise | Kiveton Park Station | Sheffield | S26 6AB

£650,000

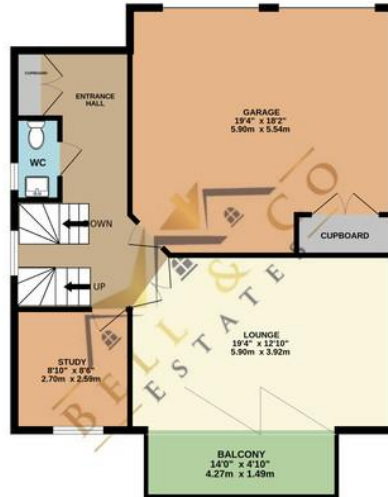
Bell & Co Estates are proud to present this exceptional five bedroom detached family home, beautifully positioned within an exclusive gated development of just four properties in the highly sought-after area of Kiveton Park Station. From the moment you arrive, the sense of privacy and prestige is undeniable. Stepping inside, you are welcomed into a bright and spacious entrance hall, designed to create a warm and inviting first impression. The ground floor offers a fantastic balance of practicality and comfort, featuring a large integral garage, a convenient WC, and a versatile study. A beautifully proportioned lounge is flooded with natural light and enjoys direct access onto a stunning balcony. The lower ground floor reveals a spectacular open-plan kitchen, dining and living space. With its sociable layout and seamless flow, it is perfectly suited to both everyday living and hosting guests. The first floor continues to impress, offering five well-proportioned bedrooms. The principal bedroom benefits from its own private ensuite, while a second ensuite and a stylish family bathroom provide convenience for busy households. Externally, the property enjoys a generous end plot, offering both privacy and space. The elevated position enhances the stunning views, while the outdoor areas provide excellent potential for entertaining, relaxing, or family enjoyment. Finished to a modern standard throughout, this home is ready to move straight into, combining space, style and versatility in equal measure.



**BASEMENT**  
426 sq.ft. (39.6 sq.m.) approx.

**GROUND FLOOR**  
838 sq.ft. (77.8 sq.m.) approx.

**1ST FLOOR**  
847 sq.ft. (78.7 sq.m.) approx.



**TOTAL FLOOR AREA : 2111 sq.ft. (196.2 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.  
Made with Metropix 62026

## Contact Details

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4 Manor Rise  
Kiveton Park Station  
SHEFFIELD  
S26 6AB

Energy rating

**B**

Valid until  
**29 August 2032**

Certificate number  
**2964-0053-8398-1872-0200**

**Property type** Detached house

**Total floor area** 171 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