





Rightstone Cottage

76 Kiveton Lane • Todwick • S26 1HL

GUIDE PRICE £625,000 to £650,000

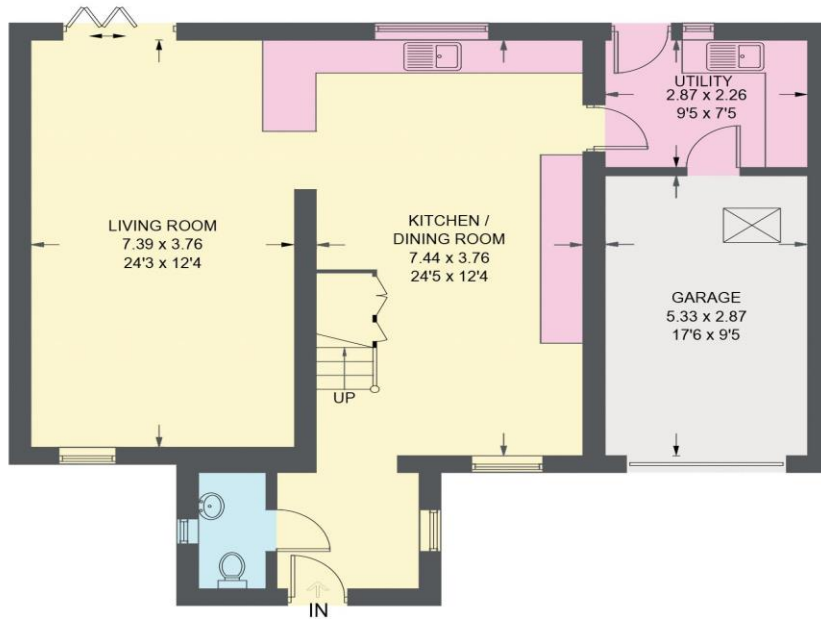
Rightstone Cottage is an exclusive 4/5-bedroom detached family home in Todwick, S26. Beautifully presented, stylish accommodation arranged over 3 levels which benefits from open plan design living area, impressive master suite, generous gated driveway and enclosed rear garden. The ground floor is a stunning dual aspect, open plan design, flexible living area ideal for family life. Filled with natural light, pleasant outlook and stylish interior. A contemporary style kitchen is fitted with a range of gloss units, integrated appliances and breakfast bar with additional space for a family dining table. Adjoining is a separate utility room offering access to the garden and door through to the integral garage. The living space is fitted with carpet to create a cosier feel, providing bifold doors which create a seamless link to the outdoor space. The first-floor features 3 beautifully presented double bedrooms and a fully tiled family bathroom, incorporating walk in rainfall shower, generous storage and heated towel rails. Stairs rise to the second floor creating a stunning master suite. A dual aspect double bedroom with adjoining ensuite bathroom and separate dressing room. A further double bedroom or flexible living space also provides an additional room on this level. Electric gates from Kiveton Lane open onto a blocked paved driveway providing of street parking for multiple vehicles leading to an integral garage. The rear garden is fully enclosed, designed with an attractive stone terrace and adjoining level lawn, ideal for children and pets. Todwick is an extremely popular semi-rural village, surrounded by open farmland situated on the outskirts of Sheffield. The village is well placed for both links not only to Sheffield but Worksop, Chesterfield and Rotherham also. Ideally situated to nearby Junction 31 of the M1 motorway. The area is well served by local amenities in surrounding areas and local schools.



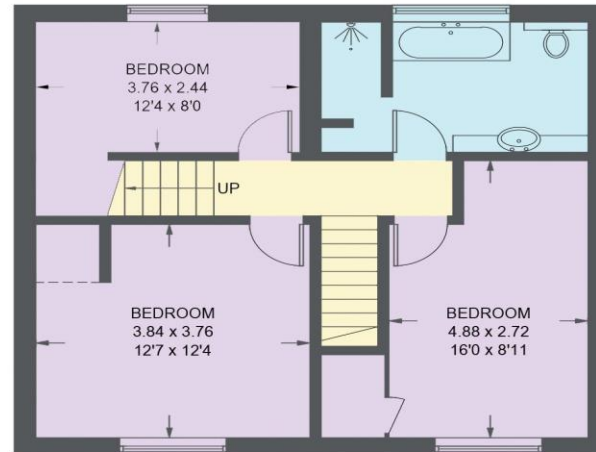
- Modern Detached Family Home
- 4/5 Bedrooms & 2 Bathrooms
- Impressive Master Suite & Dressing Room
- Spacious Dining Kitchen & Utility Room
- Dual Aspect Open Plan Design Living Area
- Stylish, Light & Airy Interior
- Gated Driveway for Multiple Vehicles
- Generous Enclosed Rear Garden
- Freehold
- Council Tax Band E, EPC Rating C

76 KIVETON LANE

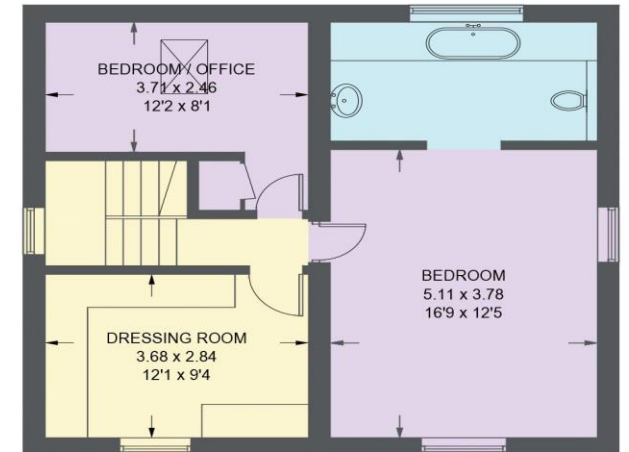
APPROXIMATE GROSS INTERNAL AREA = 205.5 SQ M / 2211 SQ FT
(INCLUDING GARAGE)



GROUND FLOOR (INCLUDING GARAGE)
89.3 SQ M / 961 SQ FT



FIRST FLOOR = 58.1 SQ M / 625 SQ FT



SECOND FLOOR = 58.1 SQ M / 625 SQ FT

Illustration for identification purposes only, measurements are approximate, not to scale.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.