



8 Bluebell Close, Kiveton Park, Sheffield, S26 5AQ
£280,000

The Property Perspective

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We are delighted to offer for sale this almost brand new semi detached house located on a popular development with access to amenities and transport links. Having been constructed in 2025 the property still benefits from 9 years remaining of its New Home Structural Warranty.

The property benefits from gas central heating, solar panels and PVCu double glazing. There is a modern dining kitchen with appliances plus contemporary bathroom, en suite and WC. Items of note include French doors to the rear, fitted wardrobes to 3 bedrooms plus an electric vehicle charging point. There are ample sockets and media points to the property. The home is ready to move in with flooring included as fitted.

To the ground floor is an entrance hall, lounge, dining kitchen and WC. There are 3 well proportioned bedrooms plus a family bathroom accessed from the first floor landing. The top floor hosts the generous master bedroom with en suite.

The property benefits from well presented gardens with lawn and patio. There is driveway parking plus an EV charging point.

Tenure - Freehold
Estate Management Fee - To be confirmed
Council Tax - Band C

The property comprises.

GROUND FLOOR

Entrance Hall

With laminate flooring. Access to store.

Lounge 16'10" x 10'6" (5.15m x 3.21m)

With laminate flooring. French doors leading to rear garden.

Dining Kitchen 15'8" x 9'8" (4.78m x 2.95m)

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and back boards. With integrated oven, microwave, induction hob, hood, fridge freezer, washing machine and dishwasher plus 1.5 sink and mixer tap. With fitted flooring and recessed spot lights.

WC 4'8" x 2'10" (1.44m x 0.88m)

Having contemporary white sanitary ware with tiling, floor tiling and recessed spot lights.

FIRST FLOOR

Landing

With fitted carpets.

Bedroom 2 13'1" x 9'7" (4.00m x 2.94m)

With fitted wardrobes, carpets and blinds.

Bedroom 3 13'1"(max) x 9'8"(max) (4.00m(max) x 2.95m(max))

With fitted wardrobes, carpets and blinds.

Bedroom 4 10'6" x 6'11" (3.22m x 2.12m)

With fitted carpets.

Bathroom 7'5" x 5'11" (2.27m x 1.82m)

Having contemporary white sanitary ware with shower and screen to bath, tiling, floor tiling and recessed spot lights.

SECOND FLOOR

Bedroom 1 21'0"(max) x 12'8"(max) (6.41m(max) x 3.88m(max))

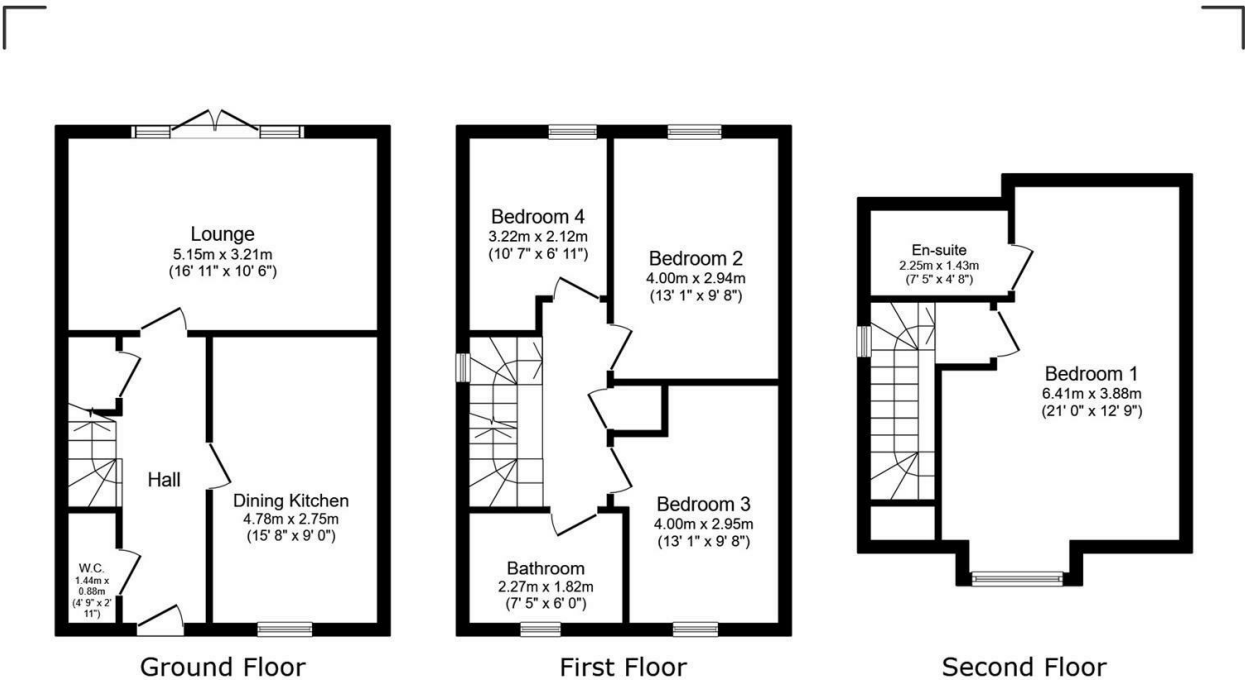
With fitted wardrobes, carpets and blinds.

En Suite 7'4"(max) x 4'8"(max) (2.25m(max) x 1.43m(max))

Having contemporary white sanitary ware with double shower, tiling, floor tiling, chrome ladder radiator and recessed spot lights.

EXTERNAL

The property benefits from well presented gardens with lawn and patio. There is driveway parking plus an EV charging point.



Total floor area: 113.7 sq.m. (1,224 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

