



70 Carlton Gate Drive | Kiveton Park | S26 5PT

£250,000

Bell & Co Estates are delighted to present this spacious four bedroom mid town house, ideally situated in the popular area of Kiveton Park. Upon entering, you are welcomed into a spacious entrance hallway providing access to the ground floor accommodation. The property benefits from a convenient downstairs WC, useful storage and a practical layout designed for everyday living. To the rear of the property is the modern kitchen/diner, fitted with a range of integrated appliances, ample worktop space and plenty of storage. The dining area offers excellent space for family meals and entertaining, with access leading directly out to the rear garden, creating a seamless connection between indoor and outdoor living. The ground floor is further enhanced by a versatile snug. The first floor continues to impress with a generous bedroom featuring its own ensuite shower room and fitted wardrobes, wash basin and WC. This floor also offers a spacious lounge, beautifully filled with natural light, providing the perfect place to relax and unwind. The second floor hosts three further bedrooms, including a large master bedroom complete with fitted wardrobes and ensuite facilities, alongside two additional well-proportioned bedrooms and a modern family bathroom. Externally, the property benefits from a private rear garden with access to the garage, offering excellent storage and practicality. To the rear is also allocated parking for vehicles.



TOTAL FLOOR AREA: 1380 sq.ft. (129.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
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