



**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.



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## **Pennyholme Close, Kiveton Park Sheffield**

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

Tenure: Leasehold EPC Rating: Awaiting

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

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Property Ref:  
DGT107850 - 0006

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**william h brown**



**01909 568811**



[dinnington@williamhbrown.co.uk](mailto:dinnington@williamhbrown.co.uk)



20 Laughton Road, Dinnington, SHEFFIELD,  
South Yorkshire, S25 2PS



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