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ENCYCLOPEDIA OF
GARDEN
DESIGN

18 Kingsley Park Avenue

Millhouses • Sheffield • S7 2HG

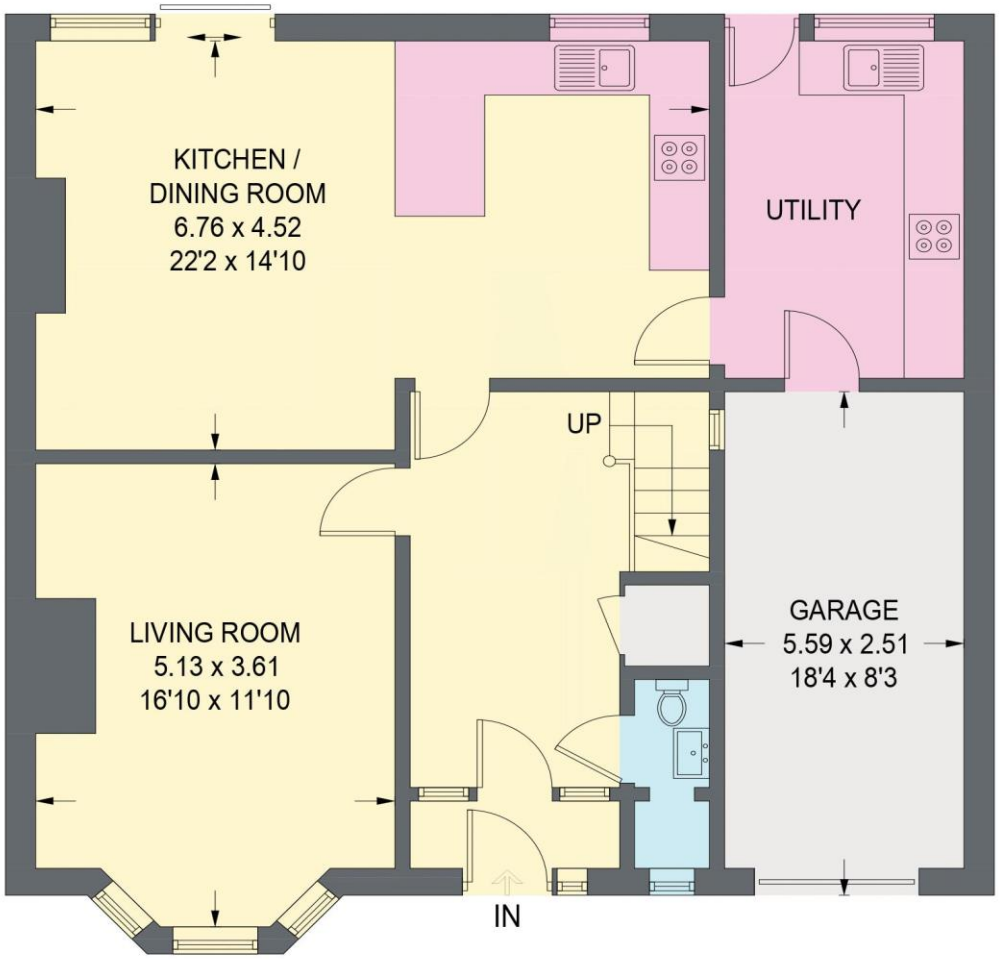
Guide Price £595,000 - £625,000

Tucked away on a quiet cul-de-sac just off Millhouses Lane, this beautifully refurbished five-bedroom extended semi-detached home offers spacious and versatile family accommodation, finished to an excellent standard throughout. With a block-paved driveway, integral garage, stunning enclosed rear garden, and potential to further extend into the loft space (subject to the necessary consents), the property is offered to the market with no onward chain. A front porch opens into a generous, light-filled entrance hall featuring a cloakroom/WC and useful under-stair storage. To the front of the property is a bright and airy living room, tastefully decorated in neutral tones and centred around a charming stone feature fireplace with open fire and bay window. The heart of the home lies at the rear, where the current owners have created an impressive open-plan dining kitchen and family space. Sliding patio doors provide seamless access to the garden, while the contemporary gloss-finished kitchen is fitted with contrasting worktops, Bosch oven, gas hob, integrated dishwasher, tiled splashbacks, and a breakfast bar seating area. The adjoining utility room offers additional storage, a sink, further oven, glazed rear access door, and internal access to the integral garage. To the first floor are five well-proportioned double bedrooms, all beautifully presented in a neutral palette with fitted carpets. Two rear-facing bedrooms enjoy particularly attractive views over the garden. The family bathroom features a contemporary white suite with a walk-in rainfall shower, stylish tiling, and fitted vanity storage, complemented by a separate fully tiled shower room. From the landing, there is access to a partially boarded loft space, offering excellent potential for further conversion if desired. Externally, the property benefits from a lawned front garden alongside a block-paved driveway leading to the integral garage. To the rear is a superb enclosed family garden, thoughtfully landscaped with an Indian stone terrace, sleeper beds, colourful established borders, and a generous lower lawn — creating a private and secure outdoor space ideal for both entertaining and family life. Ideally positioned for families, the property enjoys convenient access to both Ecclesall Road South and Abbeydale Road, with their excellent range of shops, cafés, restaurants, and amenities. There are superb nearby green spaces, highly regarded local schools, and the property is within walking distance of and catchment for Dobcroft Junior School, making this an exceptional family home in a highly sought-after location.

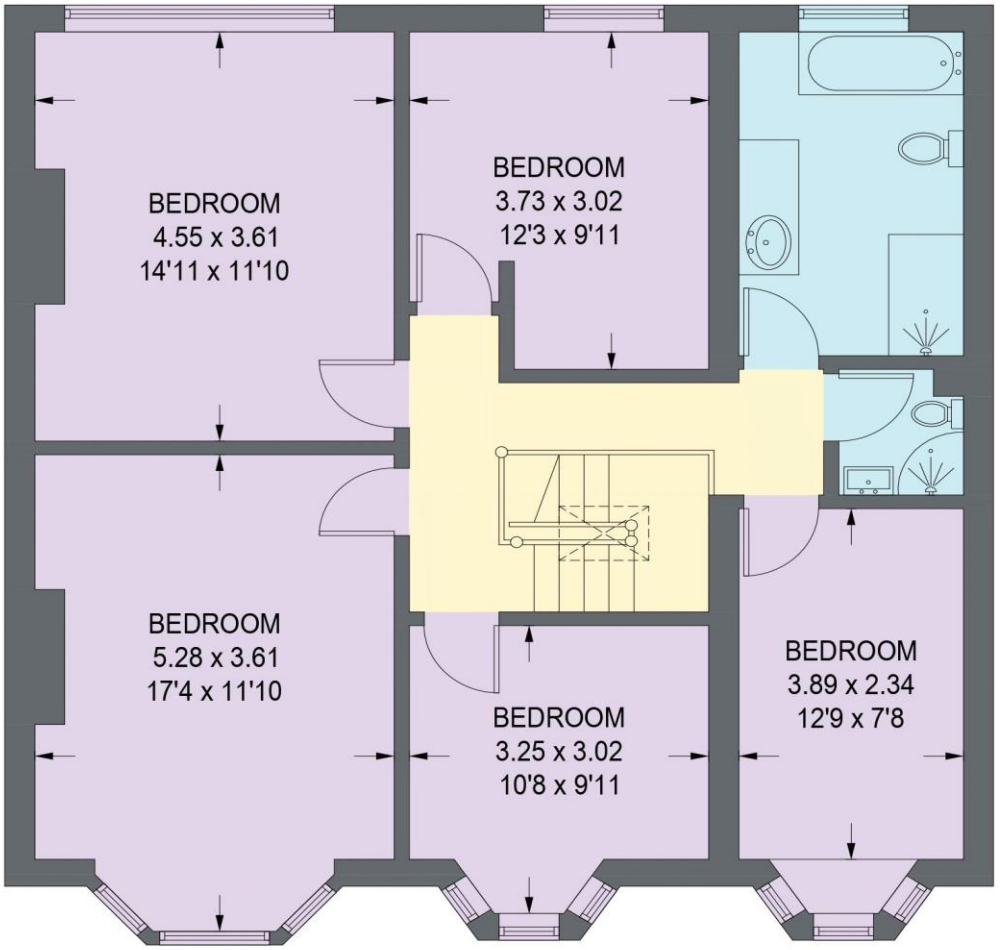
- Extended Semi Detached Family Home
- 5 Bedrooms & Modern Bathroom
- Spacious & Versatile Family Accommodation
- Superb Open Plan Dining Kitchen
- Lovely, Light & Airy Interior
- Excellent Schools within Walking Distance
- Quiet Cul-De-Sac Location in S7
- Driveway & Garage
- Freehold
- Council Tax Band E, EPC Rating C

18 KINGSLEY PARK AVENUE

APPROXIMATE GROSS INTERNAL AREA = 174.9 SQ M / 1882 SQ FT
(INCLUDING GARAGE)



GROUND FLOOR (INCLUDING GARAGE)
87.1 SQ M / 937 SQ FT



FIRST FLOOR
87.8 SQ M / 945 SQ FT

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

(IDMRP2025)

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.

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