



24 Ashby Drive | Kiveton Park | Sheffield | S26 5PU

Guide Price £250,000 to £260,000

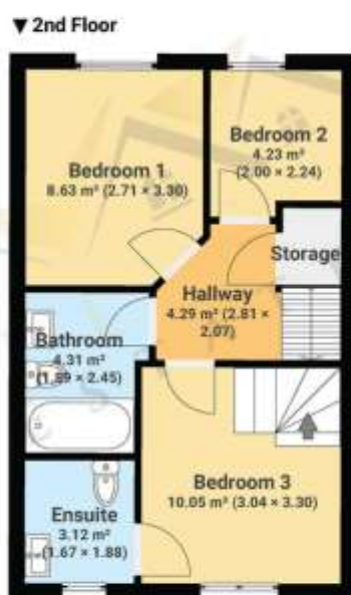
Bell & Co Estates are delighted to present this immaculately presented Three-Bedroom Semi-Detached family home, situated in the ever-popular village of Kiveton Park. Stepping inside, you are welcomed by a bright entrance hall with a convenient downstairs WC. To the front of the property is the modern fitted kitchen/diner, with an excellent range of wall and base units and room for family dining, this sociable room is truly the heart of the home, flowing into a generous lounge, offering a warm and inviting space. To the first floor are three well-proportioned bedrooms. The principal bedroom is a spacious double, whilst the second bedroom is ideal for guests or children. The third bedroom offers versatility and would make an excellent nursery, dressing room or home office. The family bathroom is beautifully presented and finished with a modern white suite, while the principal bedroom also benefits from its own stylish en-suite shower room, a real bonus to this home is the impressive second-floor attic room, this versatile room is currently used as a walk-in dressing room. Externally the property continues to impress, to the front the driveway provides ample off-road parking with gates leading to a well-maintained rear garden which includes plenty of outdoor storage, outdoor kitchen and Bar – what more could you ask for! Located in the sought-after village of Kiveton Park, the property is ideally positioned close to local shops, highly regarded schools, countryside walks, Kiveton Park train station and excellent transport links. Contact us now to arrange a viewing!



TOTAL AREA: 95.48 m² • LIVING AREA: 73.82 m²



TOTAL AREA: 38.19 m² • LIVING AREA: 38.19 m²



TOTAL AREA: 35.63 m² • LIVING AREA: 35.63 m²



TOTAL AREA: 21.66 m²

Contact Details

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24, Ashby Drive Kiveton Park SHEFFIELD S26 5PU		Energy rating C
Valid until	Certificate number	
19 July 2028	8958-7333-5000-6950-4922	
Property type	Semi-detached house	
Total floor area	81 square metres	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements