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**Oaklands Court,
Kiveton Park,
Sheffield,
S26 5QP**



A well-presented family home enjoying enviable proximity to the M1: Oaklands Court.

This charming 3-bed occupies a scenic spot in South Yorkshire, boasting a large living space and practical off-road parking.





Time to explore.

Oaklands Court is situated in the delightful community of Kiveton Park, a popular South Yorkshire village. This is a beautiful spot for family life, enjoying a peaceful rural atmosphere whilst retaining good transport links via the M1, Worksop Road (A57), and the Kiverton Bridge train station. There is a wealth of green spaces local to Kiveton Park as well as acres of picturesque farmland in every direction, making this a fantastic retreat into nature. Highlights include the Wales Recreation Ground, the Kiveton Community Woodland, and the spectacular Rother Valley Country Park. These also provide plenty of activities, such as golf, skateboarding, camping, fishing, and waterskiing; it's safe to say you'll never be short of a family day out. There is a range of amenities in the surrounding area, including pubs and local businesses. Attractions on the fringes of Sheffield such as the Crystal Peaks Shopping Centre are also within easy reach. Oaklands Court occupies the highly desirable corner position in a peaceful development with handy off-road parking, making this is a great spot for commuting or doing the school run.

Step inside your new home.

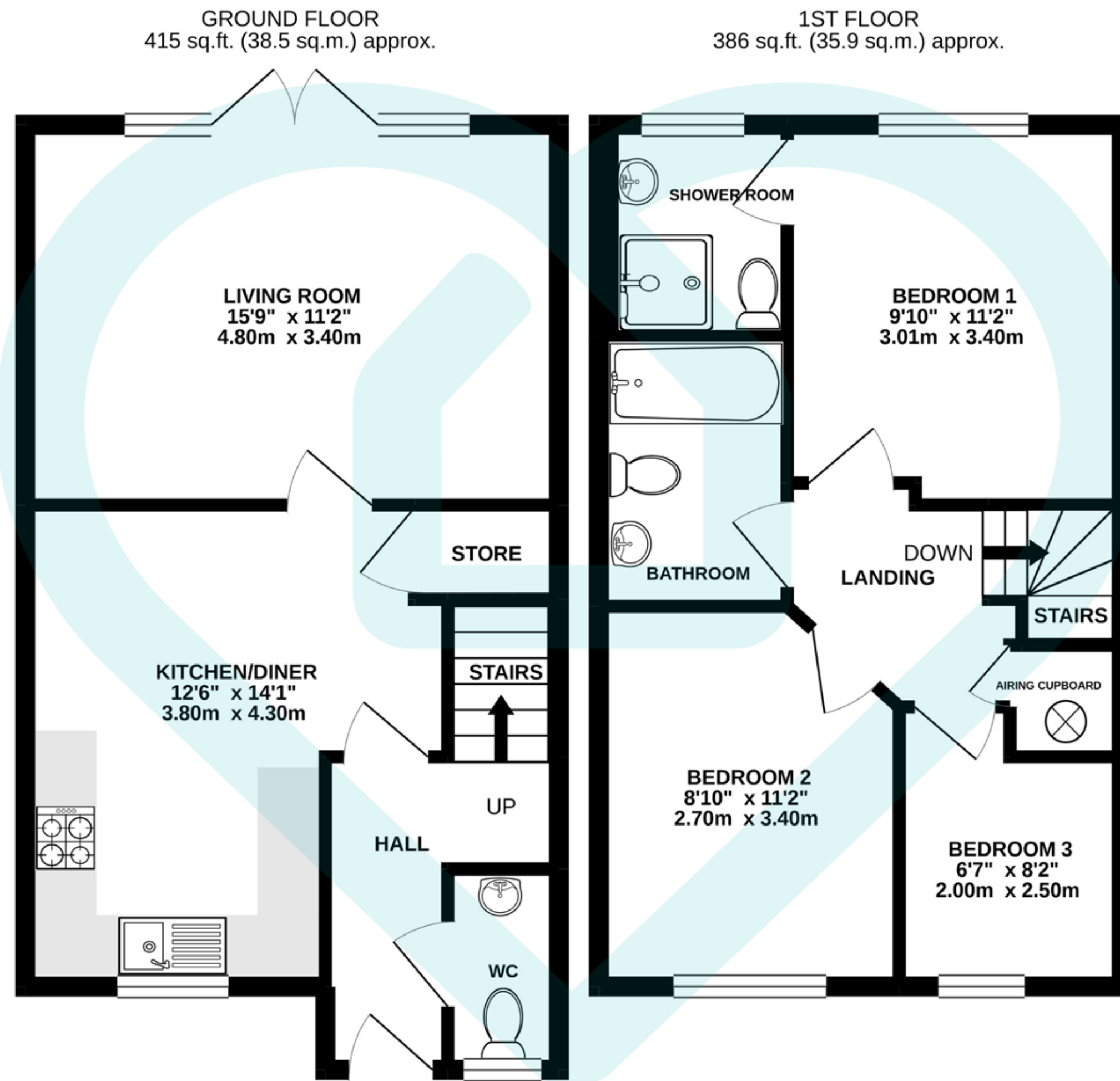
Oaklands Court opens into a hallway with a practical WC to the right and stairs leading up to the first floor. From here you can access the kitchen/diner. This is a lovely neutral space with ample room for a dining table and an elegant kitchen. The kitchen includes modern fittings and appliances with lots of storage and worktops for making meals. There is even a handy store cupboard under the stairs, perfect for utilities or a pantry. The living room is at the rear of the ground floor occupying the full width of the floorplan. This impressive room features an attractive finish and abundant room for comfy seating and storage, with windows and French doors flooding it with lots of natural light. This is an ideal environment for spending time with the family or friends.

The rear garden is a pretty space comprising flagged patio perfect for outdoor seating, a practical storage shed, and an elevated lawn ideal for children to play on. This is a great space for relaxing in sunny weather, outdoor dining, or perhaps hosting a barbecue. Back inside, on the first floor you will find three bedrooms, a family bathroom, and access to the boiler. Bedrooms 1 and 2 are well-sized doubles, lovingly maintained with room for storage solutions. Bedroom 1 even has its own pristine en-suite shower room, making it a convenient main bedroom. Bedroom 3 is a generous single with attractive décor and a bright window, perfect for a children's room or home office. The family bathroom is composed of an immaculate three-piece suite with modern tiling, a practical shower-head on the bath, and plenty of space for storage or a washing basket.









TOTAL FLOOR AREA : 801 sq.ft. (74.4 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement.

We always recommend viewing in person to confirm the exact floor



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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