



## 32 Berry Drive | Kiveton Park | S26 6SR

**£310,000**

Bell & Co Estates are delighted to present this FIVE Bedroom DETACHED home on the edge of Todwick tucked away on a quiet cul-de-sac. This property is highly deceiving and could easily accommodate TWO households. In brief the property comprises of spacious Entrance Hallway with storage cupboard, TWO LARGE DOUBLE Bedrooms one with En-Suite, the other with patio doors providing access to the rear garden and UTILITY ROOM with separate family Bathroom. To the FIRST floor houses the fitted Kitchen with appliances and plenty of cupboard space, separate Dining Room, TWO further DOUBLE BEDROOMS, one being the Master Bedroom with ENSUITE, separate WC with wash basin. To the SECOND floor is a further DOUBLE BEDROOM and separate Shower Room, with further storage cupboard and HUGE LOUNGE with electric fire and Juliet Balcony with the most STUNNING VIEWS! To the front of the property is a driveway providing off parking and access to the Garage which houses the boiler. To the side is a gate which provides access to the rear garden which is tiered, outside tap and patio area

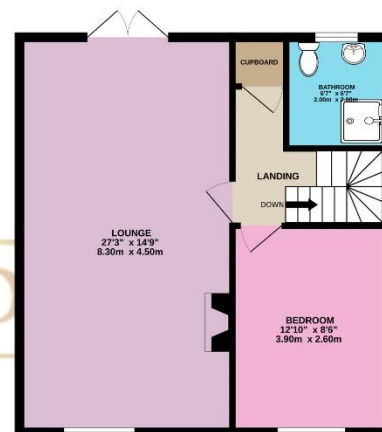
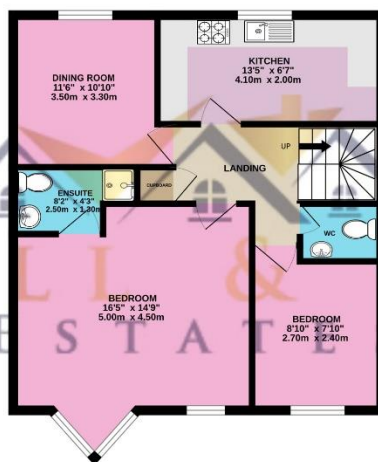
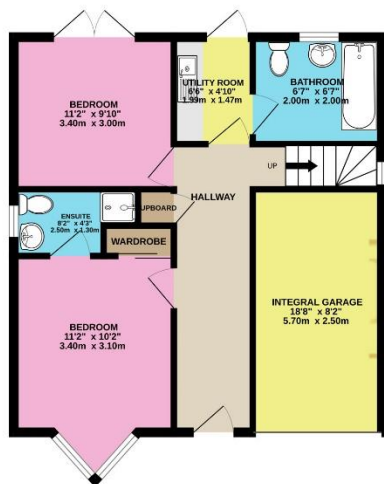
- NO CHAIN!!
- FIVE BEDROOM DETACHED
- FOUR BATHROOMS
- Perfect Family Home
- Deceptively Spacious
- Set Over Three Floors
- Corner Plot Position
- Ample Parking
- STUNNING VIEWS!



GROUND FLOOR  
639 sq.ft. (59.4 sq.m.) approx.

1ST FLOOR  
639 sq.ft. (59.4 sq.m.) approx.

2ND FLOOR  
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 1918 sq.ft. (178.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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## Contact Details

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S26 6RA

[www.bellcoestates.com](http://www.bellcoestates.com)

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32 BERRY DRIVE  
KIVETON PARK  
ROTHERHAM  
S26 6SR

Energy rating

C

Valid until  
9 May 2031

Certificate number  
9207-3006-1205-2299-1204

Property type Detached house

Total floor area 174 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 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