



## 2 Kiveton Gardens | Kiveton Park | Sheffield | S26 6SU

**£300,000**

Bell & Co Estates are delighted to present this spacious, Four Bedroom Detached home positioned on this popular street on the outskirts of Todwick, selling with no vendor chain. In brief the property comprises of; welcoming Entrance Hallway allowing access into the Dining Kitchen with stunning fireplace, solid wooden units, and Aga oven, with access to side porch and separate Dining Room and inner Hallway into the Downstairs WC and formal Lounge with bay window overlooking the rear garden and double doors opening into the Dining Room and into the rear facing Conservatory. To the upstairs are four good-sized Bedrooms, three of which with fitted wardrobes and two with Ensuite Shower Rooms as well as a large Family Bathroom with large corner Bath, sink and WC. To the outside the driveway provides off road parking leading to a single Garage. There is access to the side of the property and to the rear is a beautiful, enclosed garden which is mainly laid to lawn with patio area and mature plants. Close to local amenities, schools and transport links this home is in a prime location. Viewing is highly recommended to fully appreciate what this lovely home has to offer.

- No Vendor Chain
- Four Bedroom Detached Home
- Four Reception Rooms
- Dining Kitchen
- Conservatory
- Two Ensuite Bedrooms
- Family Bathroom
- Downstairs WC
- Off Road Parking
- Garage



GROUND FLOOR  
870 sq.ft. (80.9 sq.m.) approx.

1ST FLOOR  
693 sq.ft. (64.4 sq.m.) approx.



## Contact Details

79 Wales Road  
Kiveton Park  
Sheffield  
South Yorkshire  
S26 6RA

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

03333 580590

2 Kiveton Gardens  
Kiveton Park  
SHEFFIELD  
S26 6SU

Energy rating

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Valid until  
**16 November 2033**

Certificate number  
**1637-2029-3309-0833-2292**

Property type: Detached house

Total floor area: 124 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