

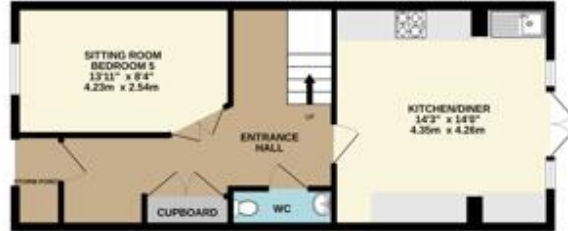


## 26 Carlton Gate Drive | Kiveton Park | S26 5PT      Guide Price of £250,000 to £260,000

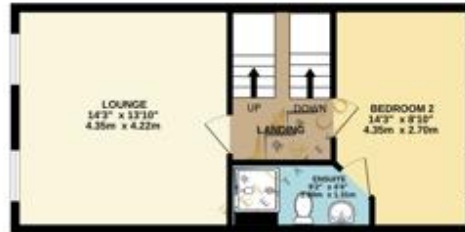
Bell & Co Estates is thrilled to present this versatile four/five-bedroom mid-town house, located on a popular estate in Kiveton Park. Ideal for families seeking a spacious home ready to move into, this property offers a blend of modern living and convenience in a prime location. Upon entering, you are greeted by a spacious entrance hallway that provides access to a fifth bedroom or reception room, currently utilized as a workspace. The ground floor also features a convenient downstairs WC, a double-door storage cupboard, and a large, modern kitchen/diner. The kitchen is well-appointed with contemporary fittings and includes patio doors that open onto the rear garden, making it perfect for both everyday living and entertaining. Ascending to the first floor, you'll find a front-facing formal lounge that is bright and airy, benefiting from abundant natural light. This floor also houses a double rear-facing bedroom with fitted wardrobes and an en-suite shower room, offering privacy and comfort. The second floor continues to impress with two additional good-sized bedrooms, a family bathroom complete with a shower over the bath, WC, and sink, and the master bedroom, which also features an en-suite shower room. Externally, the property boasts a driveway leading to the garage, providing off-road parking. The rear garden is lovely and enclosed, primarily laid to lawn with a patio area, perfect for outdoor relaxation and gatherings. Located close to local amenities, transport links, and schools, this home is in a prime location.



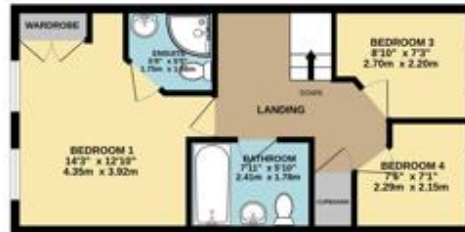
GROUND FLOOR  
489 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR  
417 sq.ft. (38.7 sq.m.) approx.



2ND FLOOR  
419 sq.ft. (39.0 sq.m.) approx.



## Contact Details

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SHEFFIELD  
S26 5PT

Energy rating

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Valid until

18 March 2026

Certificate number

8586-7427-4030-6331-1992

Property type

Mid-terrace house

Total floor area

115 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