



**41 Pennyholme Close | Kiveton Park | Sheffield | S26 6PT**

**£340,000**

Bell & Co Estates are delighted to present this extended, four-bedroom detached home, located on an exclusive street in Kiveton Park, situated on a substantial plot and selling with no vendor chain. This property offers excellent potential for those looking to move straight in and add their personal touch, with the possibility of further extending. In brief, the property comprises a welcoming entrance hall that leads into the front-facing lounge, complete with a bay window and an elegant archway opening into the dining room. The dining room, with double doors, connects seamlessly to a large rear conservatory that floods the space with natural light, creating an ideal environment for relaxation and entertaining. Off the dining room is the modern fitted kitchen, featuring ample storage including an understairs cupboard and side door access to the outside. Upstairs, the property offers four well-proportioned bedrooms, with fitted wardrobes in the master bedroom and additional storage in bedroom two. The family bathroom includes a bath, separate shower, WC, and sink, with the added convenience of an additional separate WC. Externally, the property boasts a paved driveway providing off-road parking for multiple vehicles, leading to a detached garage. To the rear, the large, mature garden is a standout feature, mainly laid to lawn with patio area, offering an impressive outdoor space for entertaining and spending time with family and friends. This home is perfectly located in Kiveton Park, close to local amenities, schools, and transport links. Viewing is highly recommended to fully appreciate the size and potential.



GROUNDS  
210 sq.ft. (19.5 sq.m.) approx.

GROUND FLOOR  
678 sq.ft. (63.0 sq.m.) approx.

1ST FLOOR  
519 sq.ft. (48.2 sq.m.) approx.



## Contact Details

79 Wales Road  
Kiveton Park  
Sheffield  
South Yorkshire  
S26 6RA

www.bellcoestates.com  
info@bellcoestates.com  
03333 580590

41 Pennyholme Close  
Kiveton Park  
SHEFFIELD  
S26 6PT

Energy rating

C

Valid until

13 October 2034

Certificate number

2788-1132-6317-1143-2911

Property type

Detached house

Total floor area

106 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