



43 Mackinnon Avenue | Kiveton Park | S26 6QB

Guide Price £350,000 to £360,000

Bell & Co Estates is delighted to present this modern extended four-bedroom detached home in the desirable location of Kiveton. Nestled in a quiet cul-de-sac. The property welcomes you with a bright entrance hallway, leading to a front-facing reception room. This versatile space can serve as an office, playroom, or snug to suit your lifestyle. The downstairs WC adds practicality, while the separate utility room offers additional storage and houses the boiler. The heart of the home is the open-plan modern kitchen, featuring integrated appliances, plenty of cupboard space, and a spacious dining area. The large conservatory, accessible from the dining area, with operational doors allowing for a fully open-plan design. To the front of the property, the spacious lounge benefits from a beautiful bay window, providing a warm and inviting atmosphere. Upstairs, the master bedroom boasts fitted wardrobes and a private ensuite with a shower cubicle, wash basin, and WC. The second large bedroom also includes fitted wardrobes and its own ensuite. Two further good-sized bedrooms offer plenty of flexibility for family or guest use. The family bathroom is stylishly appointed, complete with bath, wash basin, and WC. To the front, the property features an open driveway, providing ample parking space for multiple vehicles. Two side gates provide access to the rear, where you'll find a spacious decking area—perfect for entertaining. Steps lead down to a large private enclosed garden, surrounded by greenery and offering stunning views.



GROUND FLOOR
874 sq.ft. (81.2 sq.m.) approx.

1ST FLOOR
677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA: 1550 sq.ft. (144.0 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.
Made with Metropix ©2024

Contact Details

79 Wales Road
Kiveton Park
Sheffield
South Yorkshire
S26 6RA

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

43 MacKinnon Avenue
Kiveton Park
SHEFFIELD
S26 6QB

Energy rating

C

Valid until
26 June 2033

Certificate number
0270-2793-6060-2727-5555

Property type Detached house

Total floor area 118 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