



1 Sycamore Drive | Killamarsh | S21 1FN

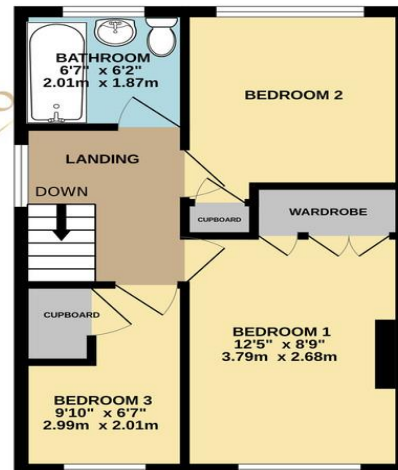
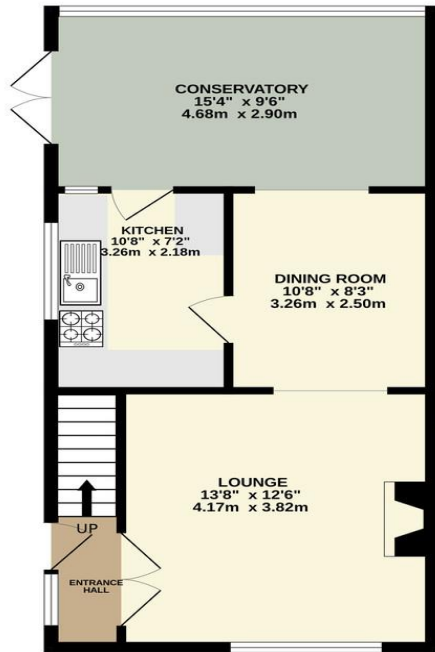
Guide Price £210,000 to £220,000

Bell & Co Estates are delighted to present this spacious three-bedroom semi-detached home, situated on a desirable corner plot in Killamarsh. This property offers a blend of modern living with traditional features, making it ideal for families or first-time buyers. In brief the property comprises of a welcoming entrance hallway providing access to all ground floor rooms. A front-facing Lounge with a charming log-burning fire, creating a cosy ambiance, into the dining room, flowing seamlessly from the lounge and into the conservatory, perfect for family gatherings or entertaining. The conservatory is a light-filled space with patio doors leading to the garden. The modern fitted kitchen featuring contemporary cabinetry and worktops, with an access door for added convenience. To the first floor are three good-sized bedrooms, the master bedroom includes fitted wardrobes for ample storage and two additional well-proportioned bedrooms as well as a family bathroom with WC, sink, and bath/shower combination. Externally to the front is a grassed area with driveway to the side providing off-road parking for multiple vehicles and to the rear a generous, enclosed garden with a patio area, ideal for outdoor entertaining or relaxation. This home is conveniently situated close to local amenities, schools, and transport links, offering both comfort and practicality in a sought-after area.



GROUND FLOOR
514 sq.ft. (47.7 sq.m.) approx.

1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 885 sq.ft. (82.2 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.
 Made with Metropix ©2024

Contact Details

79 Wales Road
 Kiveton Park
 Sheffield
 South Yorkshire
 S26 6RA

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

1 Sycamore Drive
 Killamarsh
 SHEFFIELD
 S21 1FN

Energy rating

D

Valid until

2 December 2034

Certificate number

2351-6911-1415-2192-1164

Property type

Semi-detached house

Total floor area

79 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