



**93 Kiveton Lane | Todwick | Sheffield | S26 1HJ**

**Guide Price of £540,000 to £550,000**

Bell & Co Estates is honoured to present this stunning three-bedroom detached home steeped in history and brimming with luxurious features. Thoughtfully renovated to an exceptional standard, this home combines timeless character with modern elegance, making it a perfect family retreat. The property welcomes you with a charming entrance hallway, featuring an original brick-effect wall and a large understairs storage cupboard. The front-facing lounge is a warm and inviting space, complete with a log burner and bespoke fitted cupboards and drawers, perfectly framing the TV. The modern kitchen is a showstopper, boasting original wooden beams, quartz worktops, and premium integrated appliances. Adjacent is the utility room, offering additional cupboard and worktop space. The sunroom is a magnificent space designed for entertaining, featuring a large, fitted island, an integrated breakfast bar with a dining table, and a wine cooler. The downstairs WC is conveniently located on the ground floor, finished with a wash basin for added practicality. Upstairs, the master bedroom is a luxurious retreat with original beams adding character, a walk-in wardrobe/dressing area, and an ensuite featuring a shower over bath, wash basin, and WC. The two additional bedrooms are spacious and thoughtfully designed, both featuring fitted cupboards for ample storage. The family bathroom is a true sanctuary, with a large whirlpool bath, walk-in shower, a floating WC, and a wash basin with drawers. To the front, the gated driveway offers ample parking, with day-and-night external lighting enhancing its curb appeal. The double garage is accessible via an electric shutter door, and a side gate provides easy access to the rear garden. The south-facing rear garden has been thoughtfully landscaped with a decked area, lawn, patio, and a large shed. Perfect for entertaining or relaxing, the garden enjoys sunlight throughout the day.



GROUND FLOOR  
1030 sq.ft. (95.7 sq.m.) approx.

1ST FLOOR  
707 sq.ft. (65.7 sq.m.) approx.



## Contact Details

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93 Kiveton Lane  
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SHEFFIELD  
S26 1HJ

Energy rating

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Valid until  
15 December 2034

Certificate number  
2217-1659-0261-1012-5819

Property type Detached house

Total floor area 134 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