



**40 Broad Bridge Close | Kiveton Park | S26 6SN**

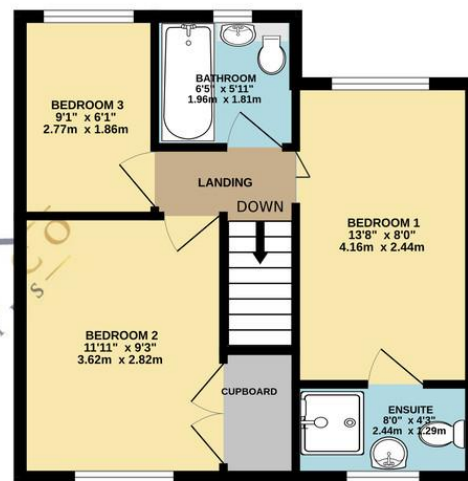
**Guide Price £210,000 to £220,000**

Bell & Co Estates are delighted to present this spacious and extended three-bedroom semi-detached home, located on a popular estate in Kiveton Park. Offered with no onward chain. The property welcomes you with a spacious front-facing lounge, complete with French doors that open onto the rear garden, allowing plenty of natural light and a seamless indoor-outdoor flow. Adjacent is the separate dining room, providing a perfect space for family meals or entertaining. The modern fitted kitchen offers integrated appliances, ample cupboard space, and generous worktops, creating a functional and stylish workspace for cooking. Upstairs, the master bedroom is generously sized and features its own ensuite, complete with a shower, wash basin, and WC. Two further bedrooms provide versatile living spaces, with one offering fitted wardrobe and cupboard space for additional storage. The modern family bathroom is finished to a high standard, featuring a shower over the bath, wash basin, and WC. To the front of the property, the driveway provides off-road parking, alongside a grassed area and borders that enhance curb appeal. The rear garden offers a decked area, ideal for outdoor dining, and a lawn, perfect for children or pets to enjoy. Situated close to local amenities, schools, and excellent transport links, this property is in a prime location for families and professionals seeking convenience and community living.



GROUND FLOOR  
455 sq.ft. (42.3 sq.m.) approx.

1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 861 sq.ft. (79.9 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.  
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## Contact Details

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40 Broad Bridge Close  
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SHEFFIELD  
S26 6SN

Energy rating

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Valid until  
**22 January 2034**

Certificate number  
**0380-2587-8390-2024-2485**

**Property type** Semi-detached house

**Total floor area** 87 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