



## 66 Rowan Tree | Killamarsh | Sheffield | S21 1SP

**Guide Price £230,000 to £240,000**

Bell & Co Estates is delighted to present this spacious three-bedroom detached bungalow, located in the sought-after residential area of Killamarsh. Offered with no onward chain, this home is perfect for families, downsizers, or those seeking single-level living in a convenient location. The property opens into a spacious kitchen, equipped with integrated appliances and offering plenty of worktop and cupboard space. A dining area adjacent to the kitchen enjoys views of the rear garden, creating a bright and welcoming space for meals. The hallway connects to three bedrooms: Two large double bedrooms, providing ample space for furnishings and storage. A third single bedroom, ideal as a guest room, nursery, or home office. The modern family bathroom, fitted recently, features a shower over the bath, wash basin, and WC with a stylish and functional design. The rear-facing lounge is a generously sized living space, complete with an electric fire and surround. To the front, a grassed area enhances curb appeal, while the driveway, which runs the full length of the property, ensures ample off-road parking and easy access to the rear garden. The rear garden is private and features a patio area, perfect for outdoor dining, as well as a lawn with borders for planting. A shed offers additional storage for tools or garden equipment. Situated in the popular residential area of Killamarsh, this bungalow benefits from being close to local amenities, excellent transport links, and reputable schools, making it a convenient and accessible choice. Contact Bell & Co Estates today to arrange your viewing and see all that this charming bungalow has to offer.



GROUND FLOOR  
719 sq.ft. (66.8 sq.m.) approx.



## Contact Details

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66 Rowan Tree Road  
Killamarsh  
SHEFFIELD  
S21 1SP

Energy rating

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Valid until  
**26 September 2035**

Certificate number  
**2179-1128-1302-6381-9512**

**Property type** Detached bungalow

**Total floor area** 69 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 are 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