



11 Lambrell Avenue | Kiveton Park | Sheffield | S26 5NS

Guide Price £210,000 to £220,000

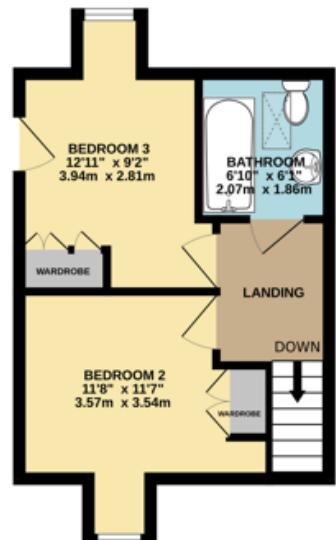
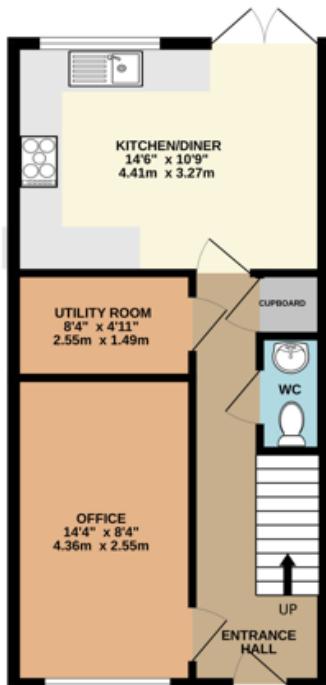
Bell & Co Estates are delighted to present this beautiful three-bedroom end-town house, perfectly positioned on the popular Strata Estate in Kiveton Park. The entrance hallway provides access to the rear-facing kitchen/diner, which boasts modern fitted units, ample worktop space, and a dining area with patio doors opening onto the enclosed garden-perfect for entertaining. Also on the ground floor is a convenient WC and a versatile family room/home office, originally the garage, this is a great space with many options. The utility room completes the downstairs space - a great space for storage. On the first floor, the spacious lounge offers a relaxing retreat, while the master double bedroom benefits from fitted wardrobes and an ensuite shower room. The second-floor features two further well-proportioned bedrooms and a modern family bathroom, ideal for growing families or professionals alike. Externally, the double driveway provides off-road parking, while the front garden adds curb appeal. The enclosed rear garden, mainly laid to lawn with a patio area and shed, is a fantastic space for outdoor enjoyment. Situated on the highly sought-after Strata Estate, close to local shops, schools & amenities as well as excellent transport links & easy motorway access. Don't miss out on this fantastic home! Contact Bell & Co Estates today to arrange a viewing.



GROUND FLOOR
433 sq.ft. (40.3 sq.m.) approx.

1ST FLOOR
429 sq.ft. (39.8 sq.m.) approx.

2ND FLOOR
290 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 1153 sq.ft. (107.1 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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11, Lambrell Avenue
Kiveton Park
SHEFFIELD
S26 5NS

Energy rating

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Valid until
2 August 2028

Certificate number
8498-6828-4670-3887-2902

Property type end-terrace house

Total floor area 98 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