



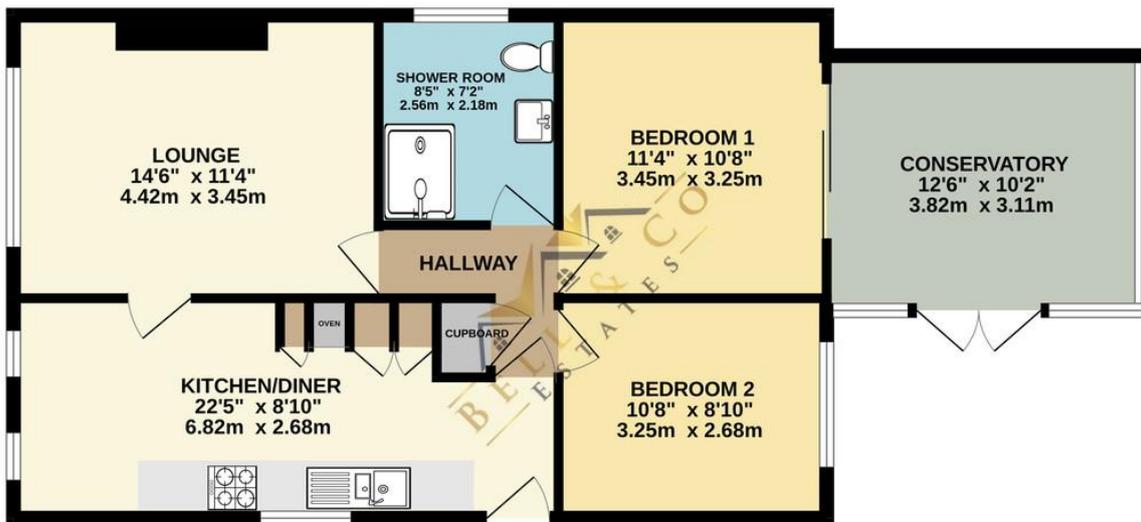
86 Broad Bridge Close | Kiveton Park | S26 6SN

Guide Price £270,000 to £280,000

Bell & Co Estates are delighted to present this modern and move-in ready two-bedroom detached bungalow, tucked away in a quiet cul-de-sac in the heart of Kiveton Park. In brief the property comprises of contemporary open-plan kitchen and dining area, featuring modern fitted units, integrated appliances, ample worktop and cupboard space with bright dining area filled with natural light. Central hallway with useful fitted storage cupboard. Spacious lounge. Two double bedrooms, including, one with direct access to the conservatory, perfect as a guest room or office. Modern shower room, finished with walk-in shower, wash basin, WC. To the front of the property houses a front garden, mainly laid to lawn, offering lovely curb appeal, set back position offering extra privacy. Driveway to the rear, providing two off-road parking and access to a detached garage. Side gate leading to the peaceful rear garden, which includes, patio area, perfect for outdoor seating or dining. Grassed lawn surrounded by mature plants and fencing, a quiet and private setting, ideal for relaxation. Within walking distance to shops, schools, and amenities, excellent transport links including Kiveton Park Station and nearby M1 access. Close to Rother Valley Country Park and scenic walking routes. This well-appointed detached bungalow offers everything you need for comfortable, modern living in a peaceful and well-connected location. Contact Bell & Co Estates today to arrange your viewing – a bungalow of this standard and location won't be available for long!



GROUND FLOOR
771 sq.ft. (71.7 sq.m.) approx.



TOTAL FLOOR AREA: 771 sq.ft. (71.7 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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86 Broad Bridge Close
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SHEFFIELD
S26 6SN

Energy rating

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Valid until
28 May 2035

Certificate number
2128-8270-1251-3480-0510

Property type Detached bungalow

Total floor area 61 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