



22 Green Oak Drive | Kiveton | S26 5NA

Guide Price £220,000 to £230,000

Bell & Co Estates are proud to present this spacious three-bedroom semi-detached home, perfect for families and first-time buyers alike. The ground floor boasts a welcoming entrance hall with spacious understairs cupboard perfect for storage. Generous lounge measuring with dining area if needed, offering plenty of space for both living and entertaining. To the rear sits a separate dining room/ conservatory/ play room with patio doors opening onto the garden, along with a fitted kitchen featuring integrated appliances, ample worktop and cupboard space. Upstairs, you will find three well-proportioned bedrooms, including a spacious master with built-in wardrobe storage, a second double bedroom, and a good-sized third bedroom. The modern family bathroom complete with walk in shower, wc and wash basin with cupboard underneath the first floor. To the front of the property is a low maintenance pebbled area with driveway, access into the garage. To the rear is a beautiful, landscaped garden offering private outdoor space ideal for families, entertaining, or relaxing. Situated in a popular residential location close to local schools, shops, and transport links, this home provides a fantastic opportunity to step onto the property ladder or upsize into a comfortable family home. Call now to arrange your viewing!



GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.

1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



Contact Details

79 Wales Road
Kiveton Park
Sheffield
South Yorkshire
S26 6RA

www.bellcoestates.com
info@bellcoestates.com
03333 580590

22 Green Oak Drive
Wales
SHEFFIELD
S26 5NA

Energy rating

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Valid until
31 August 2035

Certificate number
2110-1911-6724-6517-1853

Property type Semi-detached house

Total floor area 101 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