



2 Carlton Gate Drive | Kiveton Park | Sheffield | S26 5PT

£260,000

Bell & Co Estates are delighted to present this impressive three-bedroom semi-detached home, set over three floors and positioned on a generous plot within a highly sought-after development in Kiveton Park. Upon entering, you are welcomed into a bright and inviting entrance hallway, complete with a convenient downstairs WC and a practical understairs storage cupboard. The modern front-facing kitchen is fitted with integrated appliances, ample worktop space, and a designated dining area-ideal for family mealtimes and entertaining. To the rear sits the stylish open-plan lounge, benefitting from brand new carpets and two sets of French doors that open out onto the rear garden, flooding the space with natural light and creating a seamless indoor-outdoor flow. To the first floor are two generous double bedrooms, both beautifully light and airy. The contemporary family bathroom serves this floor, comprising a shower over bath, sink, WC, and a handy built-in storage cupboard. Occupying the entire top floor, the master bedroom, featuring fitted wardrobes and a private en-suite shower room. Externally, the property continues to impress. To the front, a driveway provides off-road parking and leads to the attached garage. The rear garden is larger than average for the area, mainly laid to lawn with a lovely patio area, perfect for outdoor dining and relaxing. There is also direct access from the garden into the garage, adding further practicality. Situated close to a range of local amenities, reputable schools, and excellent transport links, this property occupies a prime and convenient location.



2 CARLTON GATE DRIVE

APPROXIMATE GROSS INTERNAL AREA = 104.4 SQ M / 1123 SQ FT
(EXCLUDING GARAGE)

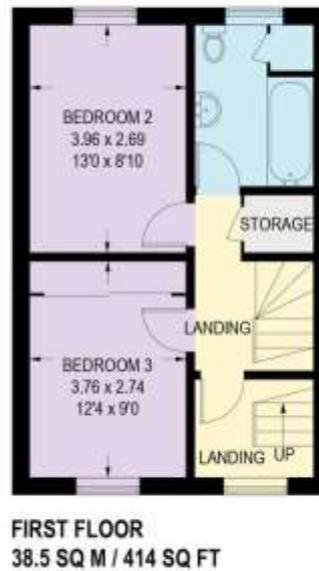


Illustration is for identification purposes only, measurements are approximate, not to scale.

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2, Carlton Gate Drive Kiveton Park SHEFFIELD S26 5PT		Energy rating C
Valid until 18 July 2026	Certificate number 8616-7123-4780-3671-2996	

Property type	Semi-detached house
Total floor area	90 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