



## Broad Bridge Close, Kiveton Park, Sheffield, S26

A fantastic opportunity to purchase this deceptively spacious two bedroom detached bungalow which is tucked away on a quiet cul-de-sac. Having modern kitchen and conservatory. Also offering off road parking, garage and well maintained garden. The property is well positioned for local amenities and road links to the M1 Motorway, Rotherham and Sheffield. Ideal for buyers looking to downsize!

**Asking Price Of £190,000**

- CHAIN FREE!
- TWO BEDROOMS
- DETACHED BUNGALOW
- MODERN KITCHEN
- OFF ROAD PARKING AND GARAGE



## Property Description

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### HALLWAY

Enter through UPVC door into welcoming hallway with part wallpapered walls and laminate flooring. Two ceiling lights and radiator. Doors to kitchen, lounge, two bedrooms, shower room and storage cupboard housing hot water tank and boiler. Access to loft.

### LOUNGE

16' 6" x 11' 6" (5.05m x 3.52m)

A good sized lounge with feature wallpapered wall, carpet flooring and feature fireplace with gas fire. Ceiling light, radiator, TV point and walk in bay window to the front.





#### KITCHEN

8' 6" x 8' 4" (2.60m x 2.56m)

A modern kitchen fitted with ample high gloss wall and base units, contrasting worktops and tiled splash backs. One and a half stainless steel sink with drainer and mixer tap. Oven, hob and extractor fan. Space for full height fridge/freezer and under counter space for washing machine and tumble dryer. Ceiling strip light, radiator and window to the front. Tiled effect flooring.

#### BEDROOM 1

11' 8" x 10' 7" (3.57m x 3.23m)

A good sized double bedroom with feature wallpapered wall and carpet flooring. Ceiling light, radiator, TV point and window to the rear.

#### BEDROOM 2

8' 10" x 9' 6" (2.70m x 2.90m)

A second double bedroom with feature wallpapered wall and carpet flooring. Ceiling light, radiator and window to the rear. UPVC door to conservatory.

#### CONSERVATORY

7' 8" x 7' 10" (2.35m x 2.40m)

Great extra living space with wallpapered walls and vinyl flooring. Two wall lights, radiator making it usable all year round and patio doors to garden.

#### SHOWER ROOM

6' 6" x 5' 6" (1.99m x 1.70m)

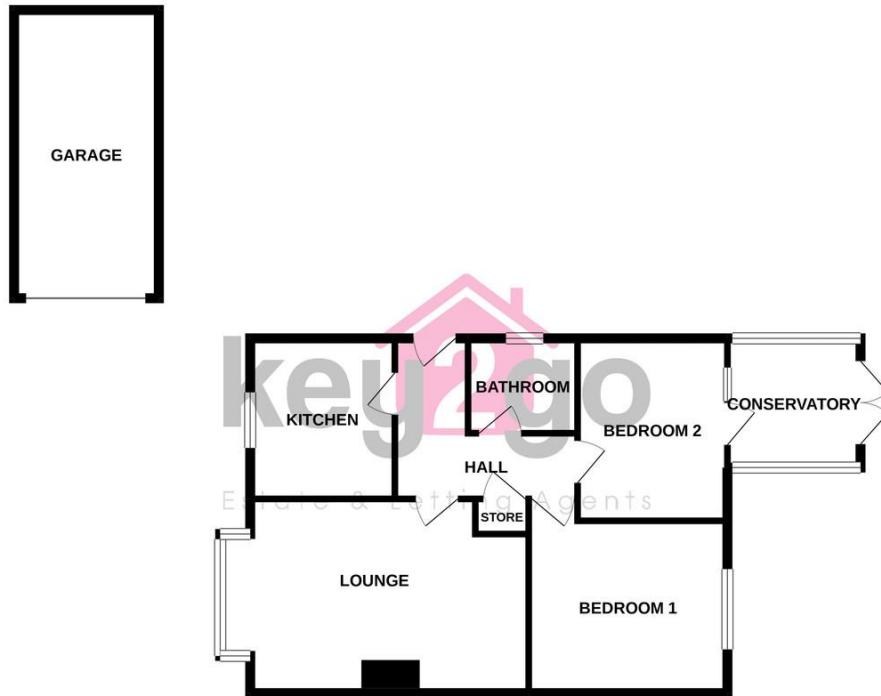
Comprising of double shower cubicle with electric shower and glass screen. Pedestal sink and low flush WC. Ceiling light, radiator and obscure glass window. Part tiled, part acrylic sheeting to walls and vinyl flooring.

#### OUTSIDE

To the front of the property is a tarmac driveway for off road parking for two cars and leading to garage with power and lighting. Archway for storage to right of garage, lawn area with pebbles and access to rear. To the rear of the property is a beautifully presented enclosed lawn, patio and pebbled area. Fencing to boundary.



GROUND FLOOR  
807 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA: 807 sq.ft. (75.0 sq.m.) approx.

Whilst every care has been made to ensure the accuracy of the floorplan contained here, measurements or doors or windows or any other items are approximate and responsibility is not taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be treated as such by any prospective purchaser. The services and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.  
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## Tenure

Freehold

## Council Tax Band

B

## Viewing Arrangements

Strictly by appointment

## Contact Details

38a High Street

Mosborough

Sheffield

South Yorkshire

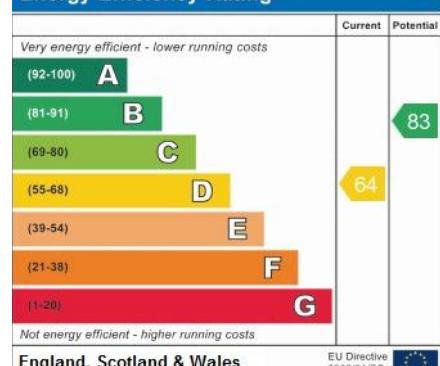
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## Energy Efficiency Rating



Address:  
Broad Bridge Close, Kiveton Park, S26

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

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