

Freehold

Asking Price: £375,000

Red Hill, Kiveton Park, Sheffield, S26



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# Red Hill, Kiveton Park, Sheffield, S26

## QUALITY LOCATION, VIEWS TO FRONT AND REAR, FOUR BEDROOMS AND MUCH, MUCH MORE!

A rare opportunity to acquire a high quality family home within this much sought after location. Set within this generously sized plot with ample parking and garage to the front and attractive enclosed gardens to the rear along with views to both front and rear. Very well appointed throughout and including four bedrooms and two bathrooms, central heating and double glazing! The home is perfectly located for the highly regarded Wales High School, Kiveton rail station and the M1 motorway network. This superb family home certainly warrants inspection!

**Entrance Hall** With composite double glazed front door and laminate floor.

**Cloakroom/WC** With wc and wash basin in white and fitted shoe cupboard.

**Lounge** 4.82 x 3.63. With front aspect window and feature pebbled effect electric fire.

**Dining Room** 3.12 x 3.08. Open plan to the Lounge and having double glazed patio doors which open to the rear gardens.

**Breakfast Kitchen** 6.26 x 2.73. (First measurement is the maximum measurement) With double glazed French doors opening to the rear gardens. There are a range of light wood grained effect wall, base and drawer units with roll edge worktops. Fully tiled floor, tiling to the sink and work surface area, tiled effect laminate floor and one and a half bowl stainless steel sink unit. Integrated appliances of fridge freezer and dishwasher, five ring gas hob with extractor over and electric double oven.

**Utility Area** 2.39 x 0.9. With composite double glazed external door, fully tiled floor and plumbing for washer.

**First Floor Landing** With front aspect window.

**Master Bedroom** 5.73 x 3.12. (The measurements incorporates the dressing room with the first measurement being the maximum measurement and reducing to 3.08. The latter measurement reduces to 2.46) With rear aspect window and views.

**Dressing Room** With mirror door wardrobes.

**En Suite Shower Room** 2.33 x 1.31. With white suite comprising wc, wash basin with vanity and shower cubicle with electric shower. Extractor fan, laminate floor and partial wall tiling.

**Bedroom Two** 3.73 x 2.70. (Maximum measurements)

With built in wardrobe with hanging rail, rear aspect window with views.

**Bedroom Three** 2.41 x 2.36. (Measurements excluding door recess)

With front aspect.

**Bedroom Four** 2.75 x 2.47. With rear aspect, access to loft space, built in wardrobe with hanging rail and shelving.

**Bathroom** A well appointed bathroom with white suite comprising wc, wash basin and bath. Travertine wall tiling, downlights, towel rail/radiator and shower cubicle with glass door and monsoon head shower.

**Outside** The property stands within a plot of generous size to both the front and the rear. To the rear are beautiful lawned gardens with screening conifer and laurel hedging, paved patio and walled garden pond. The rear gardens are not overlooked and have an enviable southerly aspect. To the front are screening conifers and extensive block paved drive which provides more than ample vehicular parking and caravan standing space along with access to the integral garage. There is front to rear access either side of the house with brick store with power to the eastern side. In addition there is a useful 10' x 8' storage shed.

**Integral Garage** With up and over entry door, light, power and housing the combination gas boiler.

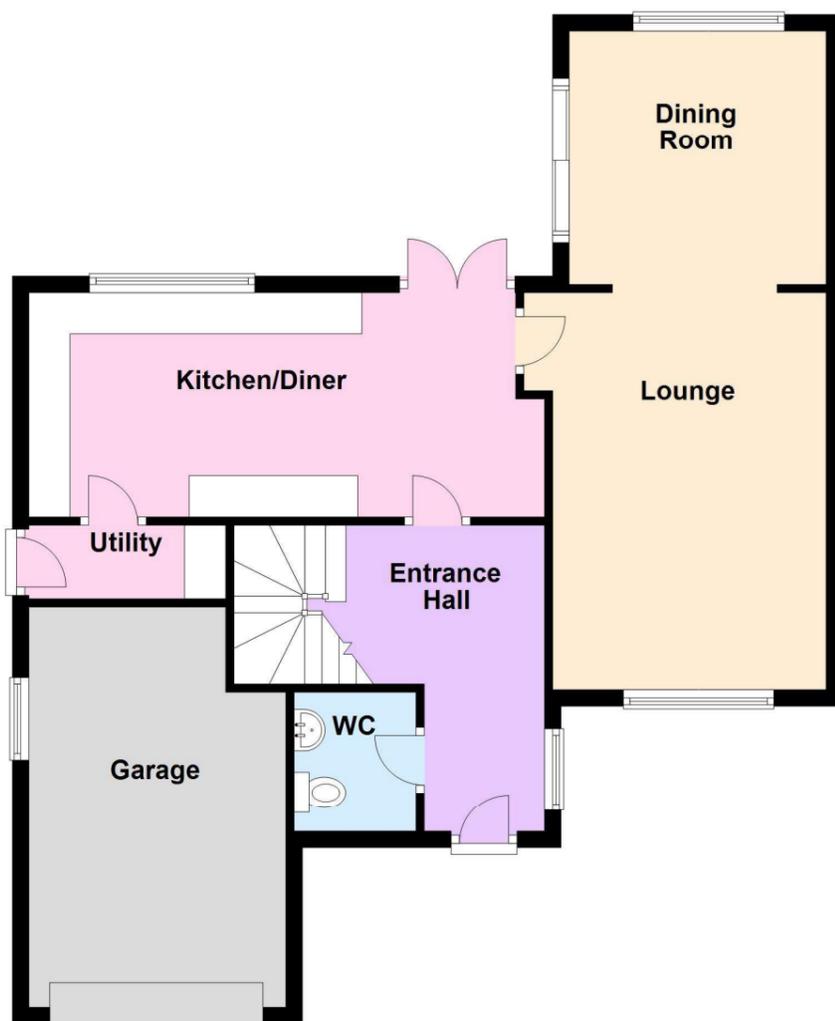


- Detached family home
- Views to front and rear
- Four bedrooms including Master en suite
- Central heating and double glazing
- Deep frontage with ample parking garage
- Superb rear gardens
- Quality sought after location
- Ideally located for Highly regarded Wales High School
- Perfect to access Kiveton rail Station
- Close to local amenities and M1

### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Ground Floor



First Floor

