

Freehold

Asking Price: £595,000

Ladyfield Road, Kiveton Park Station,  
Sheffield, South Yorkshire, S26



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## PICTURESQUE SETTING ON THE EDGE OF OPEN COUNTRYSIDE! FIVE BEDROOMS & THREE BATHROOMS! OPEN PLAN LIVING! HIGH STANDARDS WITHIN AND MUCH MORE!

An internal inspection is truly warranted to fully appreciate the size and quality of accommodation on offer from this immaculate five bedroom, three storey family home. The residence enjoys a position set back from the road on the edge of open countryside and boasts off road parking for several vehicles to the forecourt along with a garage. The home briefly comprises an entrance hallway, spacious living room, dining room that is open plan to the well equipped family kitchen, utility room and a ground floor WC. To the first floor is a landing, guest bedroom with dressing room and en-suite shower room along with three further first floor bedroom and a family bathroom. To the second floor is a master bedroom with en-suite bathroom and a dressing room. At the rear is a private and enclosed low maintenance garden with flagged seating and covered terrace. The location provides great access to Kiveton Park rail station and is ideally placed for local walks and trails along with being within a short drive of the A57 and M1 motorway network.

**Entrance Hall** A grand and welcoming hallway with a front facing UPVC double glazed entrance door, tiling to the floor and a radiator. A stair case with Oak balustrade rises to the first floor and doors open to the dining room, living room and the kitchen. **Living Room** 6.94 x 4.34. The focal point of this spacious room is the exposed brick chimney breast, back and recess with dual fuel stove inset. Having two front facing UPVC double glazed windows, side facing UPVC double glazed window and a radiator. **Dining Room** 5.73 x 3.74. A beautifully appointed room with a tiled floor, decorative coving to the ceiling, front and side facing UPVC double glazed windows along with two radiators. The room is open plan to the family kitchen.

**Open Plan Family Kitchen** 8.48 x 4.63. (The latter measurement reduces to 3.31) Forming the hub of the family home and providing a great space for entertaining is this attractive open plan family kitchen. Fitted with a range of wall mounted and base level units with Quartz work surfaces incorporating a four ring ceramic hob with extractor hood over, built in electric oven and combi microwave oven and an integrated fridge freezer. In addition there is an island unit with Quartz work top and breakfast bar that incorporates a sunken stainless steel sink with Franke instant boiling water tap. Having downlights and decorative coving to the ceiling, tiling to the floor, two rear facing UPVC double glazed windows, rear facing double glazed bi-fold doors and a radiator. Doors open to the ground floor WC and the utility room. **Utility Room** 2.17 x 1.71. Fitted with a work surface and having plumbing for a washing machine, space for dryer, wall mounted central heating boiler and a side facing UPVC double glazed window. **WC** 2.32 x 1.74. Fitted with a white low flush WC, vanity unit and wash hand basin along with tiling to splashback height and to the floor. There is a rear facing UPVC double glazed window, extractor fan and a radiator. **First Floor Landing** Front facing UPVC double glazed window, storage cupboard and a front facing UPVC double glazed window. Stairs rise to the second floor landing and doors open to the first floor bedrooms and family bathroom.

**Guest Bedroom 2** 4.35 x 4.04. Two front facing UPVC double glazed windows and a radiator. A door opens to a walk in wardrobe. **Walk In Wardrobe** 3.77 x 1.19. Having downlights to the ceiling and a door opens to the en-suite shower room.

**En-Suite Shower Room** 2.91 x 1.45. Fitted with an attractive suite comprising a low flush WC, vanity wash hand basin and a walk in shower with Monsoon head. Having tiling to splashback height and to the floor, downlights to the ceiling, extractor fan and a heated towel rail. **Bedroom 3** 4.28 x 3.76. Front facing UPVC double glazed window and a radiator. A door opens to a walk in wardrobe. **Walk In Wardrobe** 1.80 x 1.32. **Bedroom 4** 4.85 x 3.35. Having two rear facing UPVC double glazed windows, wood effect laminate flooring and two radiators. A door opens to a walk in wardrobe. **Walk In Wardrobe** 1.81 x 1.31. **Bedroom 5** 3.35 x 2.30. Rear facing UPVC double glazed window and a radiator. **Family Bathroom** 4.63 x 2.95. (the first measurement is the maximum measurement) Fitted with a white suite comprising a panelled bath, shower cubicle, vanity wash hand basin and a low flush WC. Having tiling to splashback height and to the floor, shaver point, radiator and a rear facing UPVC double glazed window. A cupboard houses the central heating boiler. **Second Floor Landing** Doors open to the master bedroom and the dressing room. **Master Bedroom** 5.96 x 4.75. Having a front facing UPVC double glazed dormer window, two double glazed skylights and two radiators. A door opens to the en-suite bathroom. **En-Suite Bathroom** 4.10 x 3.14. (The latter measurement is the maximum measurement and reduces to 2.17) A beautifully appointed room that is fitted with a white suite comprising a freestanding bath with chrome shower fitting, walk in shower with Monsoon head, low flush WC and a vanity wash hand basin. Having tiling to the walls and floor, downlights to the ceiling, heated chrome towel rail along with two double glazed skylights. **Dressing Room** 3.12 x 2.55. With fitted hanging rails, dressing table and drawer units along with a double glazed skylight. **Outside** The residence enjoys a position set back from the road and is set behind a brick boundary wall with iron railings. A remote controlled electric sliding gate opens to a gravelled forecourt that provides off road parking for several vehicles and in turn gives access to the garage. At the rear is a private and enclosed garden that has a flagged seating area with steps rising to a lawned garden and wood chip play area. A further highlight for buyers is the hot tub set to a flagged terrace beneath a canopy and takes in views over the garden.

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- Five bedroom, three bathroom detached family home
- Open plan family kitchen
- Immaculate throughout
- Master suite with bathroom and dressing room
- Off road parking by way of a forecourt and garage
- Guest bedroom with en-suite and walk in wardrobe
- Well placed for the commuter
- Viewing is essential!

### 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.

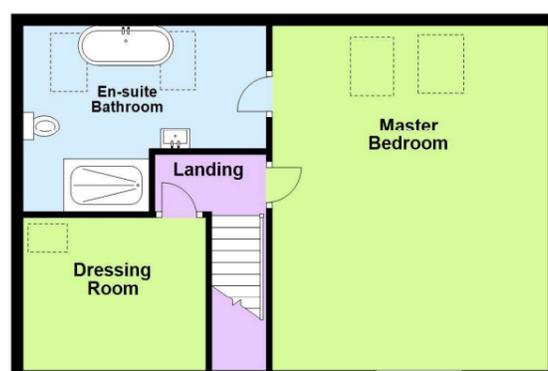
Ground Floor



First Floor



Second Floor



Total area: approx. 284.5 sq. metres (3062.2 sq. feet)

This plan is used for illustration purposes only  
Plan produced using PlanUp.