

Freehold

Asking Price: £425,000

Holmes Field Close, Kiveton Park
Station, Sheffield, South Yorkshire,



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STUNNING REAR VIEWS, EXCLUSIVE MODERN DEVELOPMENT, IMMACULATE THROUGHOUT, AN ABSOLUTE MUST VIEW!

With far reaching views to the rear and located upon this prestigious modern development a quite exceptional detached bungalow with immaculate standards throughout. Including three bedrooms with master en suite, fabulous dining kitchen and lovely gardens particularly at the rear which take full advantage of the panoramic vista over agricultural land. Entrance hall, lounge with bi-folds, utility room and bathroom complete the accommodation which extends to approximately 1200 square feet. With two drives to the front, integral garage and rear decked terrace this beautiful home is suitable for families and retirees alike. Close to amenities in nearby South Anston and Kiveton the location affords ease of access to Rotherham, Sheffield and the M1 motorway network.

Entrance Hall With composite front door, ceiling spotlights, access door to the garage and cloaks cupboard.

Lounge 6.39 x 3.88. A large living room with spotlights to ceiling and bi-fold doors opening to the rear.

Dining Kitchen 5.76 x 3.42. With a range of contemporary fitted units in white with granite worktops and upstands, inset one and a half bowl sink with mixer tap and wood effect tiled floor. Side and rear windows, bi-folds opening to the rear, further side high picture window and appliances of integrated dishwasher, five ring gas hob with extractor, electric oven and fridge freezer.

Utility Room 3.00 x 1.60. With double glazed external door to the side and a range of shaker style units with oak worktops and upstands. Fully tiled floor and walls, one and a half bowl sink with mixer tap and plumbing for washer.

Master Bedroom 4.04 x 3.29. With front window and spotlights to the ceiling.

En Suite Shower Room 2.68 x 1.88. (Maximum measurements)

With wc, wash basin with drawers beneath and shower enclosure with glass door, monsoon shower head and hand attachment. Front window, fully tiled floor and walls, towel rail/radiator and spotlights to ceiling.

Bedroom Two 3.85 x 2.73. With rear window and spotlights to the ceiling.

Bedroom Three 3.30 x 2.17. With front window and spotlights to ceiling.

Bathroom 2.98 x 2.15. With white suite comprising wc, wash basin, bath with mixer shower and shower enclosure with monsoon shower head and hand attachment. Fully tiled floor and walls, side window and spotlights to the ceiling.

Outside To the rear of the bungalow are fence and wall enclosed lawned gardens with wrap around side and rear decked terrace providing outstanding panoramic views over open countryside. There is front to rear access either side with gated block paved path with outside tap to the North side and second gated drive to the South side. To the front are open plan lawned gardens with the principal paved drive providing access to the garage.

Integral Garage 6.00 x 3.00. With automated entry door, light, power, pressurised cylinder and gas boiler. Loft store area and access door back to the entrance hall.



- Modern detached bungalow
- Exclusive development
- Countryside views to the rear
- Three bedrooms with master en suite
- Fitted dining kitchen with appliances
- Two drives and integral garage
- No chain
- Visitor parking spaces

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.



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