



£250,000

Carlton Gate Drive, Kiveton Park, Sheffield

Town House | 4 Bedrooms | 3 Bathrooms

01709 912730



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Step Inside

Key Features

- Four Bedrooms with Ensuite to Master & Second Bedroom
- FABULOUS GROWING FAMILY HOME
- Breakfast Kitchen
- Modern Lounge
- Separate Dining Area
- Separate Snug
- Spacious Accommodation Throughout
- Downstairs WC
- Off Road Parking & A Detached Garage
- Enclosed Rear Garden

Property Description

IF IT'S FOUR BEDROOMS YOU'RE AFTER, THIS IS THE PLACE TO BE...ON A MODERN DEVELOPMENT, CARLTON GATE DRIVE NUMBER 70...!

Main Particulars

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Uflit are more than delighted to welcome to the market this FOUR bed FAMILY HOME set over three floors, offering MODERN and SPACIOUS living throughout. Located on the ever-popular Modern Development in Kiveton Park within easy reach of local amenities, transport links and schools. This fabulous property is tastefully presented throughout and boasts a modern open plan breakfast kitchen, separate dining room/ snug and downstairs wc, To the first floor a more peaceful setting with a spacious living room and bedroom two with ensuite, to the second floor a master bedroom with a modern ensuite, two further bedrooms and a family bathroom. To the outside an attractive open aspect frontage and a privately enclosed rear garden with parking and a detached garage beyond. Don't delay call Uflit today 01709 912730

Tenure: Freehold

Entrance hall

A canopy invites you through a glazed solid wood door, laminate flooring leads to carpeted spindled staircase to first floor accommodation with a large under stairs storage utilising space, a further double door cloakroom storage cupboard, radiator and doors giving access to the kitchen and downstairs wc.

Breakfast kitchen w: 4.5m x l: 4.3m (w: 14' 9" x l: 14' 1")

A modern kitchen with a large range of wall and base units with complimentary stone work surface areas with a counter top resin sink and tiled back panels. Appliances to include a built in oven, gas hob, extractor fan and plumbing for further utilities. Laminate flooring seamlessly flows through to the dining area, radiator and French doors with glazed side panels allow for an abundance of light whilst giving access to the rear garden.

Dining Room/ Snug w: 2.7m x l: 4.3m (w: 8' 10" x l: 14' 1")

2,7x4.3

A further reception room with carpeted flooring, radiator and a front facing upvc window.

WC

Comprising of a low level wc, wash hand basin with tiled back panels, vinyl flooring and radiator.

Landing

A carpeted spindled staircase with radiator and doors giving access to bedroom two, living room and further carpeted spindled stairs to second floor accommodation.

Living room

w: 4.5m x l: 4.2m (w: 14' 9" x l: 13' 9")

A modern spacious living area featuring two upvc windows illuminating, a continuation of the carpeted flooring and two radiators add warmth.

Bedroom 2 w: 4.5m x l: 2.7m (w: 14' 9" x l: 8' 10")

A beautiful second bedroom with a range of fitted wardrobes with complimentary mood lighting, two radiators, carpeted flooring, two rear facing upvc windows illuminate and a door giving access to the ensuite.

Ensuite w: 1.3m x l: 2.9m (w: 4' 3" x l: 9' 6")

The ensuite comprises of a built in shower cubicle, low level wc, wash hand basin with tiled back panel, vinyl flooring and radiator.

SECOND FLOOR:

A further spindled staircase with a continuation of the carpets and radiator. Doors giving access to storage cupboard, master bedroom, two further bedrooms and a loft hatch providing additional storage.

Master bedroom w: 4.5m x l: 3.5m (w: 14' 9" x l: 11' 6")

A beautiful master bedroom with a range of fitted wardrobes with feature mood lighting, two radiators, carpeted flooring, two front facing upvc windows illuminate and a door giving access to the ensuite.

En-suite w: 1.7m x l: 1.9m (w: 5' 7" x l: 6' 3")

Ensuite 1.7x1.9

A stylish modern ensuite with a built in shower cubicle, low level wc and floating vanity wash hand basin with tiled back panel, vinyl flooring and a heated towel rail.

Bedroom 3 w: 2.2m x l: 2.7m (w: 7' 3" x l: 8' 10")

2.2x2.7

An ample sized third bedroom with a rear facing upvc window, radiator and carpeted flooring.

Bedroom 4 w: 2.2m x l: 2.4m (w: 7' 3" x l: 7' 10")

An ample sized fourth bedroom with rear facing upvc window, radiator and carpeted flooring.

Family Bathroom w: 1.6m x l: 2.4m (w: 5' 3" x l: 7' 10")

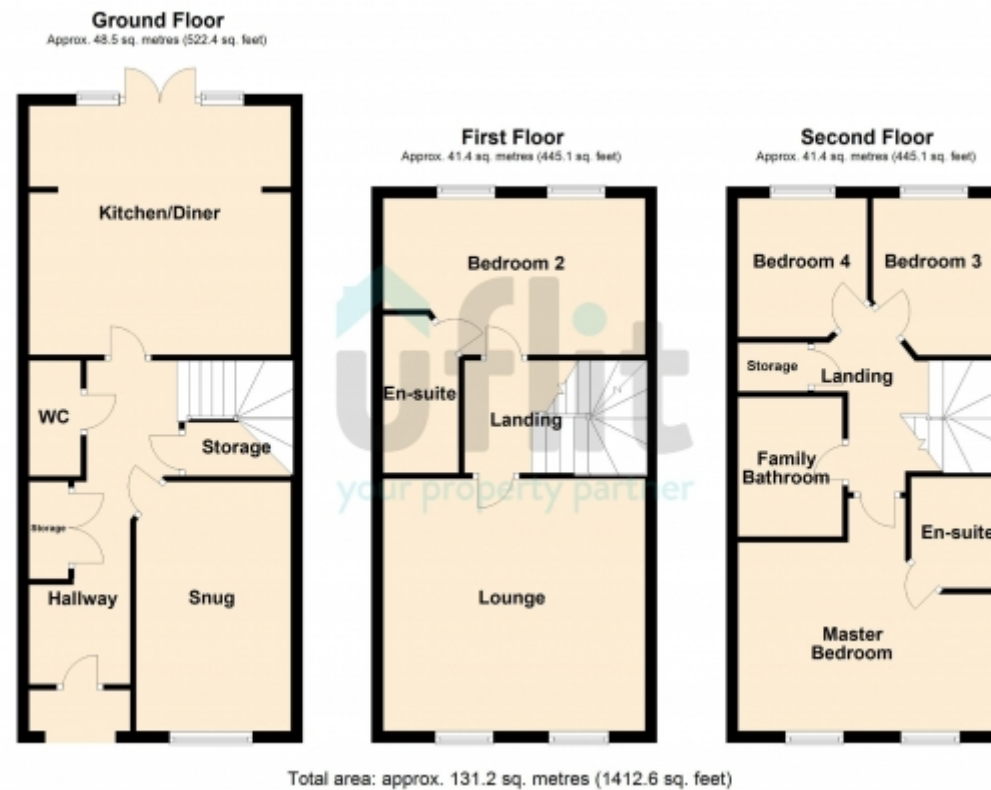
Comprising of a paneled bath, low level wc and a floating wash hand basin. Partially tiled walls with contrasting vinyl flooring and radiator.

Outside

An attractive open aspect frontage predominantly lawned. To the rear a privately enclosed garden with patio area leading to further lawned gardens and rear gated

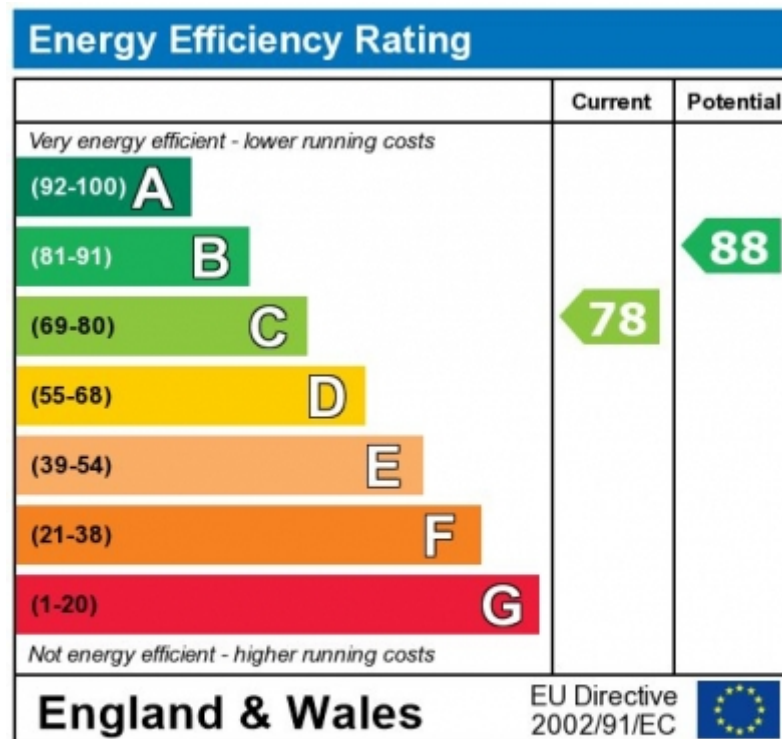
access to the driveway and detached garage.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 11819355 Registered Office: , 29 Brinsworth Lane, Brinsworth, Rotherham, S60 5BS



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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