



29 Tivey Road | Eckington | Sheffield | S21 4LG

£495,000

Bell & Co Estates are delighted to present this exceptional five-bedroom detached family home, situated on an exclusive small development surrounded by beautiful open countryside in Eckington. Immaculately presented throughout and finished to an exceptional standard. Offering approximately 2,203 sq ft of accommodation arranged over three floors. The ground floor begins with a welcoming entrance hall. The heart of the home is the stunning kitchen/dining room, providing a fantastic open-plan space for family life and entertaining with doors opening on to the rear garden. The kitchen is fitted with a range of quality appliances, whilst the adjoining utility room provides further practical space with plumbing for a washing machine. The ground floor also benefits from a separate sitting room, useful WC and an integral garage. To the first floor is a fantastic lounge with a stunning media wall, providing an incredibly spacious principal reception room with plenty of room for a variety of seating and family furniture. There are also two further bedrooms on this floor, including a generous double bedroom, a third bedroom and a stylish family bathroom. The second floor is home to the impressive principal bedroom suite, providing a substantial private retreat with dressing area and a modern ensuite shower room. Two further bedrooms are also located on this floor. Externally, the rear garden has been designed for ease of maintenance and entertaining, featuring artificial grass, a patioed entertaining area and a sunken hot tub which will remain as part of the sale. The garden also benefits from lighting set into the floor, creating a fantastic atmosphere when entertaining in the evening, whilst side access provides useful practicality. This is a truly exceptional family home which combines substantial accommodation, an outstanding specification and an enviable countryside setting. Early viewing is highly recommended to fully appreciate the size, quality, specification and exceptional position of this stunning home.



TOTAL FLOOR AREA: 2201 sq ft (204.6 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The owners, agents and appraisers shown have not been tested and no guarantee as to their capability or efficiency can be given.

Made with Neatmap 1/2025

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29, Tivey Road Eckington SHEFFIELD S21 4LG		Energy rating
		B
Valid until		Certificate number
24 March 2030		2768-6018-7382-6590-8204
Property type		Detached house
Total floor area		191 square metres

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