



## 16 KNAVESMIRE AVENUE SHEFFIELD, S25 3RP

**£220,000**  
**FREEHOLD**

This stylish and immaculately presented family home is arranged over three floors and offers generous, well-designed living accommodation throughout. The property features a modern breakfast kitchen with integrated appliances, a spacious living room opening into a bright conservatory, three double bedrooms including an impressive master suite with en-suite shower room, and a contemporary family bathroom. Externally, the home benefits from low-maintenance gardens, a decked seating area, off-road parking and a garage.

Situated in a much sought-after location, the property is ideally placed close to local shops, schools and everyday amenities, while also offering excellent transport links to Sheffield, Rotherham, Doncaster and Worksop, making it perfect for families and commuters alike.

**Kendra  
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# 16 KNAVESMIRE AVENUE

- Elegant three-storey home finished to a high contemporary standard
- Sleek designer breakfast kitchen with integrated appliances and wine fridge
- Light-filled living spaces flowing into a stylish year-round conservatory
- Impressive master suite with mirrored wardrobes and luxury en-suite
- Two further generously sized double bedrooms
- Modern family bathroom and chic en-suite shower room
- Private landscaped rear garden with raised decked entertaining area
- Off-road parking and garage with power and lighting
- Sought-after location close to shops, schools and local amenities
- Excellent commuter links to Sheffield, Rotherham, Doncaster and Worksop



## BREAKFAST KITCHEN

A beautifully redesigned breakfast kitchen featuring a range of contemporary high-gloss wall and base units complemented by coordinated work surfaces. The kitchen incorporates a ceramic sink with mixer tap, a fitted fan-assisted electric oven and gas hob with an electric extractor hood above. Integrated appliances include a fridge, dishwasher, wine fridge and automatic washing machine. Finished with part-tiled walls, a tiled floor, modern chrome vertical radiator and a stylish breakfast bar. Additional features include recessed ceiling downlights, a front-facing uPVC double-glazed window and a composite entrance door. An open-plan staircase rises to the first and second floors, with a door providing access to the living room. The wall-mounted combination boiler is discreetly housed behind matching cupboard fronts.

## LIVING ROOM

A well-proportioned and inviting living room featuring decorative coving, two central heating radiators and a spacious under-stairs cloaks cupboard. Rear-facing uPVC double-glazed French doors open seamlessly into the conservatory, creating an excellent flow of natural light.

## CONSERVATORY

A generously sized conservatory with a half-height dwarf wall, uPVC double-glazed windows and rear-facing French doors leading directly onto the garden. The space benefits from a central heating radiator, making it ideal for year-round use.

## FIRST FLOOR LANDING

With spindle balustrades, a central heating radiator and a further staircase leading to the second floor. Doors provide access to two double bedrooms and the family bathroom.

## BEDROOM TWO

A well-presented double bedroom with a rear-facing uPVC double-glazed window, central heating radiator and stylish laminate flooring.

## BEDROOM THREE

A further double bedroom enjoying two front-facing uPVC double-glazed windows and a central heating radiator.

## FAMILY BATHROOM

A modern three-piece white suite comprising a corner bath, pedestal wash hand basin and low-flush WC. Finished with partly tiled walls, tile-effect vinyl flooring, a chrome heated towel rail, recessed ceiling downlights, an electric extractor fan and a side-facing obscure uPVC double-glazed window.

## SECOND FLOOR LANDING

The second-floor landing provides access to the master bedroom.

## MASTER BEDROOM

An attractive and spacious master bedroom with a front-facing uPVC double-glazed window, central heating radiator, fitted storage cupboard and a full wall of mirrored fitted wardrobes. A door leads to the en-suite shower room.

### EN-SUITE SHOWER ROOM

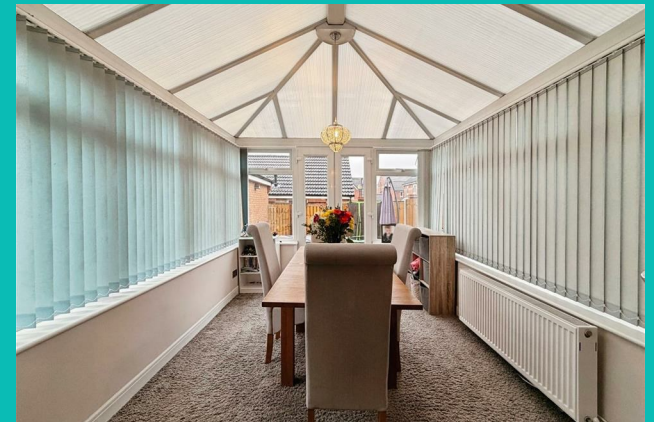
A stylish three-piece white suite comprising a walk-in shower with mains-fed waterfall shower, pedestal wash hand basin and low-flush WC. Complemented by part-tiled walls, vinyl flooring, a central heating radiator, recessed ceiling downlights, electric extractor fan and a rear-facing Velux window.

### EXTERIOR

To the front of the property is a low-maintenance garden with a brick-built store and gated access to the rear. The enclosed rear garden features a lawn, raised decked seating area and a rear gate leading to the driveway and garage.

The driveway provides off-road parking for one vehicle and leads to the garage, which is fitted with an up-and-over door, side access door, power and lighting.

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### ADDITIONAL INFORMATION

**Local Authority** – rotherham

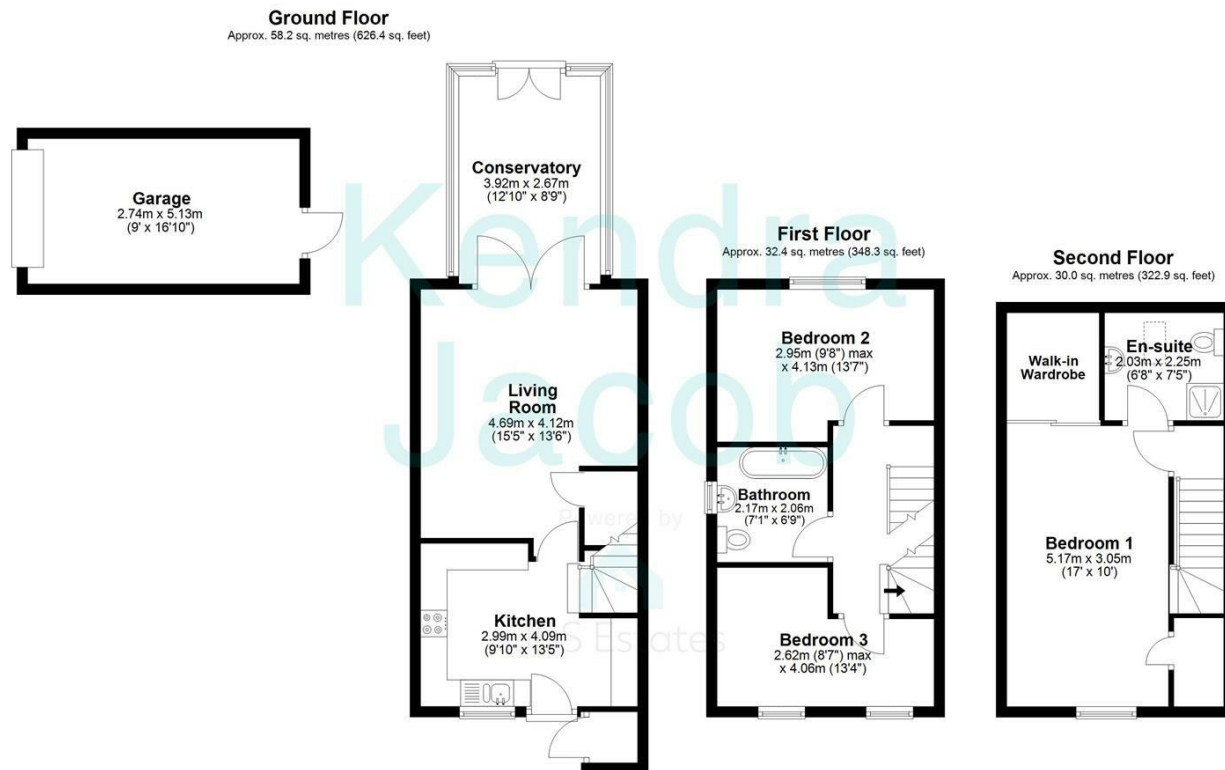
**Council Tax** – Band B

**Viewings** – By Appointment Only

**Floor Area** – 1297.60 sq ft

**Tenure** – Freehold





Total area: approx. 120.6 sq. metres (1297.6 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

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