



42 Linnet Way

Stannington, Sheffield, S6 6GE

Asking price £685,000



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Situated on the exclusive recently built development by Avant Homes (2019) is this stunning five bedroom detached house.

The beautiful family home comprises of a living room, office, a recently fitted kitchen with dining area, wc, utility room, five bedrooms - two with en suites, family bathroom, front and rear gardens, driveway for two cars and a garage.

Located in the popular area of Stannington having local amenities such as the supermarket, post office, independent stores and transport links to Sheffield City Centre. Close by are countryside walks to enjoy as a family along with Rivelin Valley Park which has a cafe and water park. The reputable schools are all within a short distance away.

Also situated approximately 1 mile away is the Peak District boundary where there are plenty of outdoor spaces, including Damflask Reservoir, Agden Reservoir and Dale Dike Reservoir. Additionally, the property has good transport links to Manchester via the A57.

COUNCIL BAND F

FREEHOLD

Entrance Hallway

External door with windows leading into the entrance hallway. Doors leading to the office, lounge, WC, kitchen dinner and store cupboard. Stairs leading to the first floor landing.

Office

Front facing window. Currently set up as an office space.

WC/ Utility room

Worktops with space for a washing machine and dryer. Sink with drainer. Door into the WC.

Fully tiled room with pedestal floating sink and WC.

Store Room

Space for shoes and coats.

Lounge

Spacious room with patio doors leading to the garden and a floor length window. Under the stairs built in storage and door leading into the kitchen.

Kitchen Dining Room

Recently fitted high specification kitchen with wall and base units. Integral fridge, freezer, double oven, microwave, dishwasher, sink with drainer.

Breakfast island with built in hob and extractor fan fitted into the ceiling. Space for stools along one side with extra storage cupboards. Front and side facing windows.

The dining area has space for a full dining table and chairs with bi fold doors leading to the rear garden creating a light and airy room.

First Floor Landing

Doors leading to the bedrooms and bathroom. Built in storage cupboard.

Master Bedroom

Space for a king size bed and wardrobes. Front floor length window, side and rear facing windows. Door leading to the en suite.

En Suite

Fully tiled en suite with WC, Floating storage sink and walk in double shower with rain head fitted to the ceiling. Rear facing window. Built in storage cupboard.

Bedroom Two

Space for a double bed and fitted sliding wardrobes. Door leading into the en suite. Rear facing windows.

En Suite

Fully tiled en suite including WC, floating storage sink and walk in double shower with rain shower head. Fitted storage cupboard.

Bedroom Three

Space for a double bed and wardrobes. Currently set up as a child's room. Front facing window.

Bedroom Four

Space for a bed and wardrobes. Currently set up as a child's room. Front facing window.

Bedroom Five

Space for a bed and wardrobes. Currently set up as a walk in wardrobe with fitted doors across one wall. Front facing window.

Family Bathroom

Fully tiled luxury bathroom including WC, floating storage sink. bath with rain shower head and hose attachment. Side facing window.

Garage

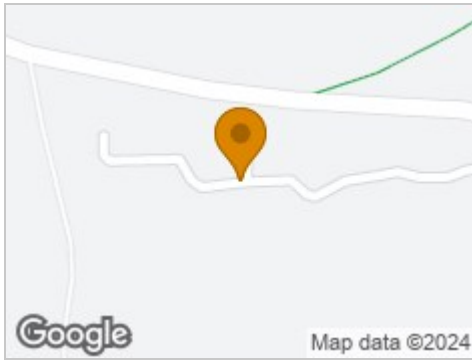
Detached garage with up and over door. Power and lighting.

Exterior

To the front of the house there is a lawn and flower borders. The driveway leads to the garage with parking for multiple cars. The rear garden consists of two patios and a lawn with woodland views.



Road Map



Hybrid Map



Terrain Map



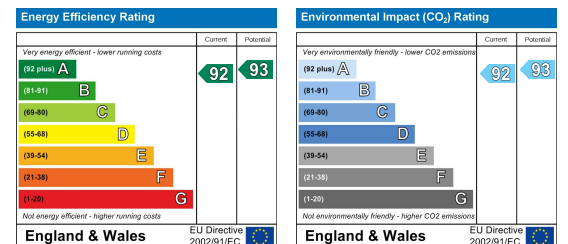
Floor Plan



Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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