



49, Whinfell Court, Sheffield, S11 9QA

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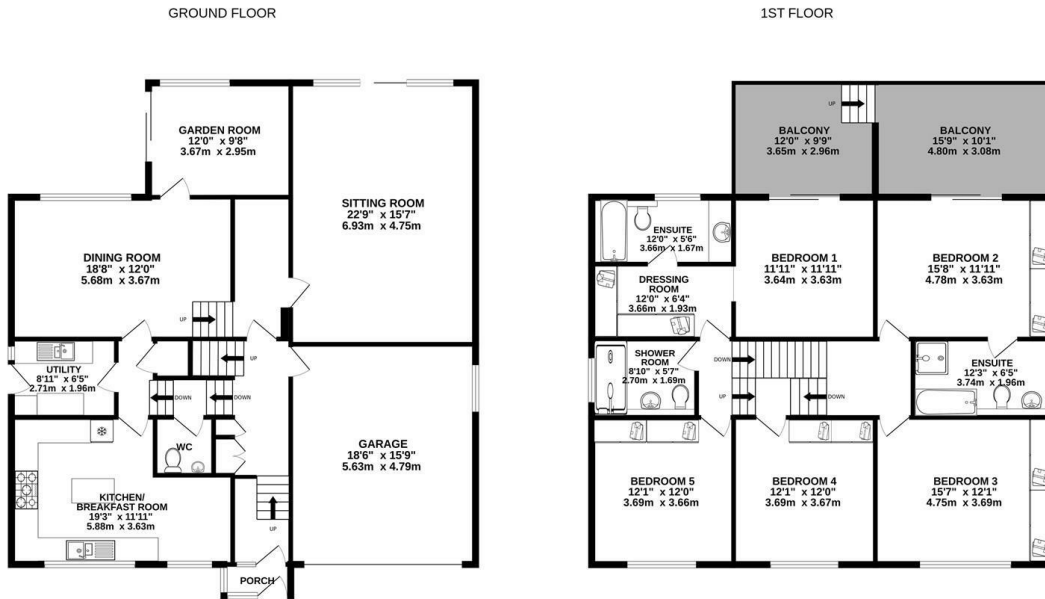
Description

A deceptively spacious detached family home that offers an impressive 2497 square feet of accommodation over two floors. The property is situated towards the top of this well regarded development, on the edge of the beautiful surrounding countryside that provides an idyllic backdrop to this lovely home. The property is a classic example of houses from the 1980's era, with typically generous rooms sizes throughout and a great combination of bedrooms to reception areas. The sitting room is a particularly large room that will be sure to impress and when you combine this with a larger than average dining room, a further garden room/home office., dining kitchen, south facing garden, roof terrace and five double bedrooms you will be sure to love this spacious home and appreciate its layout and outlook. Whinfell Court is a highly regarded development that is situated on a gently ascending slope from Ecclesall Road up to the fields of Whirlow Farm. The development blends detached houses with large apartments and residents have use of a leisure centre which includes a heated, indoor swimming pool and changing facilities. There is also a large meeting room/function room, available to hire for special occasions if required. The property has a wide frontage which offers off road parking for several vehicles and this leads to an integrated double garage if you need added security for an expensive car, and of course valuable storage solutions. There are gardens to both the front and rear and a roof further terrace/balcony that is accessible from the two main suites on the first floor and provides an almost bucolic outlook over the gardens and fields beyond. This really is a lovely home that combines a great location and versatile accommodation alongside a superb view and a close proximity to the Limb Valley and some of the best schooling in the city.

- Five double bedrooms including two large suites which access the roof terrace and command splendid, rural views.
- Three bathrooms (two ensuite) and a ground floor W.C.
- Gas central heating via a recently installed Vaillant system (circa 2021) and UPVC double glazing. Combined to provide an EPC rating of C73.
- Substantial sitting room with a lovely view over the gardens and fields to the rear.
- Large dining room opening to a further versatile reception room that overlooks the garden. Ideal as a snug/office/garden room.
- Dining kitchen and separate utility room.
- Off road parking for several cars and a double garage.
- Super south facing garden and further, communal grounds. Leisure centre including a heated, indoor swimming pool.
- A very reasonable combined service charge and activity centre/leisure centre charges of £1575.78 per annum
- 300 year lease from 1981 at an annual ground rent of £75 (reduced to £50 after annual dividends by Omnia).





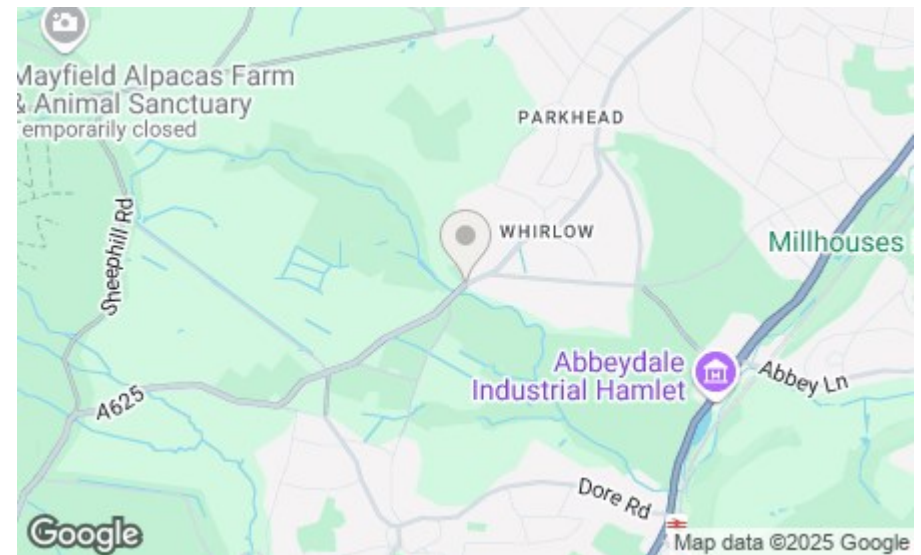


THE GARAGE AND BALCONIES ARE NOT INCLUDED IN THE TOTAL FLOOR AREA

TOTAL FLOOR AREA: 2497sq. ft. (232.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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