



45 Linnet Way

Stannington, Sheffield



**Blenheim**  
Park Estates





### Exterior and Gardens

To the front of the property, there is a driveway providing parking for two vehicles and access to the integral double garage. A flagged area gives access to the entrance hallway with exterior lighting.

There is also a garden that has planted borders and hedging. A flagged path leads to the left side of the property that ends at a timber fence.

Another flagged path from the driveway continues to the right side of the property where access can be gained to the utility room. The path continues to the rear.

A Wonderful Five Bedroomed  
Detached Family Residence







45 Linnet Way

## Welcome to 45 Linnet Way

Sit within a sought-after development with a brilliantly modern look is 45 Linnet Way, a wonderful five bedroomed contemporary detached home. With a superb open plan living kitchen complete with integrated appliances and four double bedrooms, this residence is well-suited to family lifestyles.

Constructed in 2019, 45 Linnet Way is thoughtfully designed for 21st-century living. Upon arrival at the property, you are greeted by an aesthetically pleasing contemporary exterior. The ground floor is home to a lounge, downstairs WC and an open plan living kitchen. Spanning the width of the property and positioned to the rear elevation for enjoying access to the garden through bi-fold doors, the living kitchen is well-appointed with Hotpoint appliances and areas for dining and relaxing. Additionally, the property has a utility room and an integral double garage. Five bedrooms occupy the first floor, four of them double, all of which are adorned by natural light. The master bedroom is generously-sized with a large walk-in wardrobe and an en-suite. Three further double bedrooms, one of which has an en-suite, allow for spacious living. A versatile fifth bedroom, currently being used as an office, would allow for extra room for a family should they need it. Externally, the property benefits from having a good-sized manicured rear garden with planted borders and seating areas, which are perfect for entertaining. The property also benefits from having as-built ECO2 solar panels and a dual-zoned hive heating system with remote thermostats which can be controlled by mobile phone.

Situated in a semi-rural location, 45 Linnet Way is close to the amenities of Stannington which has shops, a library, public houses and two primary schools. Within the development there is a park, and Stannington Park can be reached within a short drive. Hillsborough is easily accessible and offers more amenities such as supermarkets, restaurants and public houses. Close to the border of the Peak District, the property is perfectly placed for visiting popular village locations, countryside walks and a host of local reservoir trails. Renowned attractions such as Our Cow Molly, Bradfield Brewery, Dam Flask and Agden Reservoir are in close proximity to the property.

**The property briefly comprises on the ground floor:** Entrance hallway, integral double garage, lounge, WC, storage cupboard, living kitchen and utility room.

**On the first floor:** Landing, bedroom 4, master bedroom, master en-suite, bedroom 5, bedroom 3, family bathroom, storage cupboard, bedroom 2 and bedroom 2 en-suite.

### Ground Floor

A composite door with matching double glazed obscured side panels and a panel above opens to the:

### Entrance Hallway

Providing a warm welcome with a pendant light point, flush light points, central heating radiator and Amtico flooring. Timber doors open to the integral double garage, lounge, WC, storage cupboard and living kitchen.

### Integral Double Garage

19'11 x 15'1 (6.08m x 4.61m)  
With an up-and-over door, light and power.

### Lounge

16'1 x 12'3 (4.90m x 3.74m)  
A good-sized reception room with a front facing UPVC double

glazed window, flush light point, central heating radiator and a TV/aerial point. To one wall, there is a range of fitted base and drawer units, incorporating a work surface and an inset 1.0 stainless steel bowl sink with a chrome mixer tap. Within the units, there is an integrated Bosch fridge and provision for seating.

### Storage Cupboard

With a flush light point, data points and Amtico flooring.

### WC

Being partially tiled with recessed lighting, an extractor fan, a central heating radiator and Amtico flooring. There is a suite in white, which comprises a low-level WC and a Sottini wash hand basin with a chrome mixer tap.

### Living Kitchen

Serving as the hub of the home is this beautiful open plan living kitchen which has a dining kitchen and living area.

### Living Area

23'0 x 12'3 (7.00m x 3.73m)  
A homely area with a rear facing UPVC double glazed panel, pendant light point, infra-red heating panels and a TV/aerial point.

### Entrance Hallway

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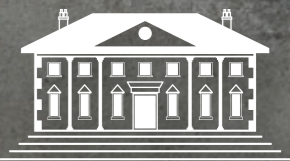




**Lounge**

16'1 x 12'3 (4.90m x 3.74m)

A good-sized reception room with a front facing UPVC double glazed window, flush light point, central heating radiator and a TV/aerial point. To one wall, there is a range of fitted base and drawer units, incorporating a work surface and an inset 1.0 stainless steel bowl sink with a chrome mixer tap. Within the units, there is an integrated Bosch fridge and provision for seating.







**Living Kitchen**

Serving as the hub of the home is this beautiful open plan living kitchen which has a dining kitchen and living area.

**Living Area**

23'0 x 12'3 (7.00m x 3.73m)

A homely area with a rear facing UPVC double glazed panel, pendant light point, infra-red heating panels and a TV/aerial point. UPVC bi-folding doors with double glazed panels open to the rear of the property.

A Bright and Airy  
Living Kitchen...







### Kitchen

8'5 x 8'5 (2.57m x 2.56m)

Being well appointed and having a rear facing UPVC double glazed window, recessed lighting, pendant light point, extractor fan, plinth heater, central heating radiator and Amtico flooring. There is a range of fitted base, wall and drawer units, incorporating matching work surfaces, upstands, under counter lighting and an inset 1.5 bowl stainless steel sink with a chrome mixer tap. The integrated appliances are by Hotpoint and include a four-ring gas hob with a Franke extractor hood, two fan assisted ovens, warming drawer, dishwasher and a full-height fridge/freezer. A timber door opens to the utility room.







45 Linnet Way

## Close to the Amenities of Stannington and Two Highly Rated Primary Schools

### Kitchen

8'5 x 8'5 (2.57m x 2.56m)

Being well appointed and having a rear facing UPVC double glazed window, recessed lighting, pendant light point, extractor fan, plinth heater, central heating radiator and Amtico flooring. There is a range of fitted base, wall and drawer units, incorporating matching work surfaces, upstands, under counter lighting and an inset 1.5 bowl stainless steel sink with a chrome mixer tap. The integrated appliances are by Hotpoint and include a four-ring gas hob with a Franke extractor hood, two fan assisted ovens, warming drawer, dishwasher and a full-height fridge/freezer. A timber door opens to the utility room. UPVC bi-folding doors with double glazed panels open to the rear of the property.

### Utility Room

Having a flush light point, extractor fan, central heating radiator and Amtico flooring. There is a range of fitted base and wall units, incorporating a work surface, upstands and an inset 1.0 bowl stainless steel sink with a chrome mixer tap. A cupboard houses the Potterton boiler. There is also provision for a washer/dryer. A composite door with a double glazed panel opens to right side of the property.

From the entrance hallway, a staircase with timber hand rail and balustrading rises to the:

### First Floor

#### Landing

With a front facing UPVC double glazed window, pendant light point, flush light points and a central heating radiator. Timber doors open to bedroom 4, master bedroom, bedroom 5, bedroom 3, family bathroom, storage cupboard and bedroom 2.

#### Bedroom 3

15'1 x 9'2 (4.60m x 2.80m)

A double bedroom with front facing UPVC double glazed windows, flush light point and a central heating radiator.

#### Master Bedroom

14'1 x 11'1 (4.30m x 3.39m)

A generously-sized master bedroom with a rear facing UPVC double glazed window, recessed lighting, flush light point, central heating radiator and a TV/aerial point. To one wall, there is a fitted walk-in wardrobe which has long hanging and shelving. A timber door opens to the master en-suite.

#### Master En-Suite

Being fully tiled with a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, chrome heated towel rail, inset storage cabinet and tiled flooring. There is a suite in white, which comprises a Grohe low-level WC and two Sottini wash hand basins with chrome mixer taps, drawer units beneath and a fitted vanity mirror above. To one wall, there is a separate shower enclosure with a fitted Vado rain head shower, an additional hand shower facility and a glazed screen/door.

#### Bedroom 5

10'2 x 7'3 (3.10m x 2.20m)

With a rear facing UPVC double glazed window, flush light point and a central heating radiator.

#### Bedroom 4

12'10 x 10'2 (3.90m x 3.10m)

Another double bedroom with a rear facing UPVC double glazed window, recessed lighting, pendant light point and a central heating radiator.

#### Family Bathroom

Being partially tiled with a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, glazed shelving, chrome heated towel rail, shaver point and tiled flooring. There is a suite in white, which comprises of a low-level WC and a Sottini wash hand basin with a chrome mixer tap and a drawer beneath. Also having a panelled bath with a Vado chrome mixer tap, fitted rain head shower, an additional hand shower facility and a glazed screen.

#### Storage Cupboard

Housing the Megaflo hot water cylinder.

#### Bedroom 2

16'8 x 9'2 (5.09m x 2.80m)

A good-sized double bedroom with a front facing UPVC double glazed window, flush light point and a central heating radiator. A timber door opens to the bedroom 2 en-suite.

#### Bedroom 2 En-Suite

Being partially tiled and having a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, inset storage cabinet, chrome heated towel rail and tiled flooring. There is a suite in white comprising a low-level WC and a Sottini wash hand basin with a chrome mixer tap and a drawer beneath. Also having a separate shower enclosure with a fitted Vado rain head shower, an additional hand shower facility and a glazed screen/door.

#### Exterior and Gardens

To the front of the property, there is a driveway providing parking for two vehicles and access to the integral double garage. A flagged area gives access to the entrance hallway with exterior lighting. There is also a garden that has planted borders and hedging. A flagged path leads to the left side of the property that ends at a timber fence.

Another flagged path from the driveway continues to the right side of the property where access can be gained to the utility room. The path continues to the rear.

To the rear of the property, there are two lawned areas that are bordered by trees, shrubs and flowers. The lawns are separated by a central flagged seating terrace with exterior lighting, a water tap and providing access to the living kitchen. The terrace leads to a further seating area where a step rises to a timber decked seating terrace. The garden is fully enclosed by timber fencing.







**Master Bedroom**  
14'1" x 11'1" (4.30m x 3.39m)

A generously-sized master bedroom with a rear facing UPVC double glazed window, recessed lighting, flush light point, central heating radiator and a TV/aerial point. To one wall, there is a fitted walk-in wardrobe which has long hanging and shelving. A timber door opens to the master en-suite.

A Generously Proportioned  
Master Bedroom...







### Master En-Suite

Being fully tiled with a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, chrome heated towel rail, inset storage cabinet and tiled flooring. There is a suite in white, which comprises a Grohe low-level WC and two Sottini wash hand basins with chrome mixer taps, drawer units beneath and a fitted vanity mirror above. To one wall, there is a separate shower enclosure with a fitted Vado rain head shower, an additional hand shower facility and a glazed screen/door.



### Bedroom 2

16'8 x 9'2 (5.09m x 2.80m)

A good-sized double bedroom with a front facing UPVC double glazed window, flush light point and a central heating radiator. A timber door opens to the bedroom 2 en-suite.



### Bedroom 3

15'1 x 9'2 (4.60m x 2.80m)

A double bedroom with front facing UPVC double glazed windows, flush light point and a central heating radiator.



### Bedroom 2 En-Suite

Being partially tiled and having a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, inset storage cabinet, chrome heated towel rail and tiled flooring. There is a suite in white comprising a low-level WC and a Sottini wash hand basin with a chrome mixer tap and a drawer beneath. Also having a separate shower enclosure with a fitted Vado rain head shower, an additional hand shower facility and a glazed screen/door.







**Bedroom 4**  
12'10 x 10'2 (3.90m x 3.10m)  
Another double bedroom with a rear facing UPVC double glazed window, recessed lighting, pendant light point and a central heating radiator.



**Family Bathroom**  
Being partially tiled with a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, glazed shelving, chrome heated towel rail, shaver point and tiled flooring. There is a suite in white, which comprises of a low-level WC and a Sottini wash hand basin with a chrome mixer tap and a drawer beneath. Also having a panelled bath with a Vado chrome mixer tap, fitted rain head shower, an additional hand shower facility and a glazed screen.



**Bedroom 5**  
10'2 x 7'3 (3.10m x 2.20m)  
With a rear facing UPVC double glazed window, flush light point and a central heating radiator.





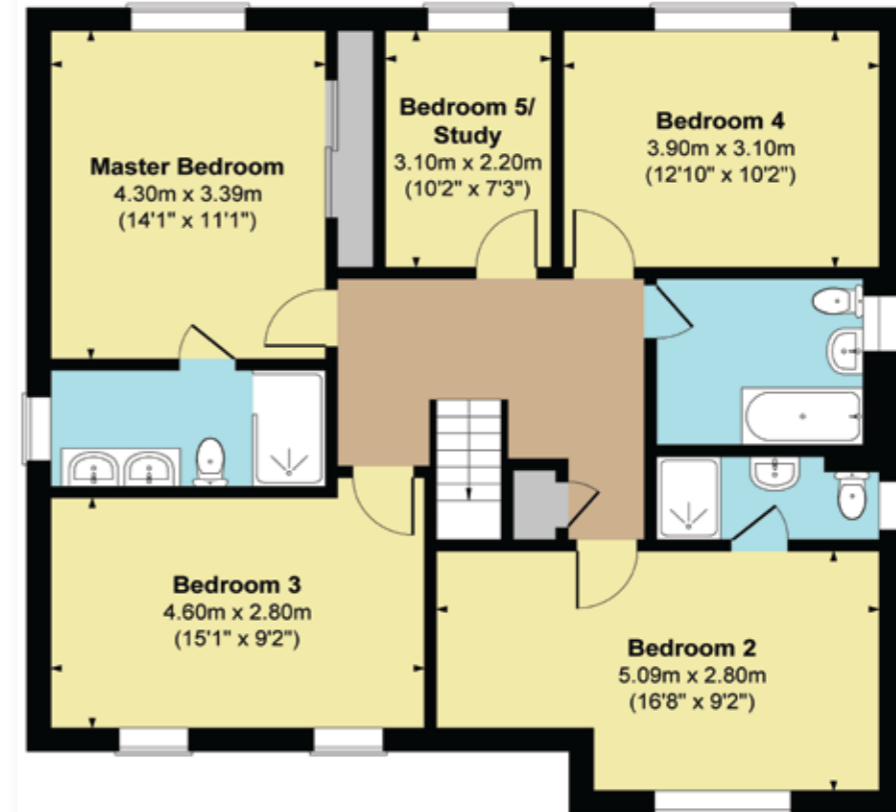


**GROUND FLOOR  
APPROXIMATE FLOOR AREA  
1061 SQ.FT. (108.6 SQ.M.)**



**TOTAL APPROXIMATE  
FLOOR AREA  
2098 SQ.FT. (202.2 SQ.M.)**

**FIRST FLOOR  
APPROXIMATE FLOOR AREA  
1037 SQ.FT. (93.6 SQ.M.)**



Score	Energy rating	Current	Potential
92+	A	92 A	93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





A Manicured South  
Facing Rear Garden







### Exterior and Gardens

To the rear of the property, there are two lawned areas that are bordered by trees, shrubs and flowers. The lawns are separated by a central flagged seating terrace with exterior lighting, a water tap and providing access to the living kitchen. The terrace leads to a further seating area where a step rises to a timber decked seating terrace. The garden is fully enclosed by timber fencing.





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Viewing strictly by appointment with our consultant on

0114 358 2020

[www.bpestates.co.uk](http://www.bpestates.co.uk)

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**Tenure:** Freehold

**Council Tax Band:** G

**Services:** Mains gas, mains electric, mains water, mains drainage, the broadband is fibre and the mobile signal quality is good. There is a service charge for maintenance and water management.

**Shared Access/Rights of Access:** None.

**Covenants/Easements/Wayleaves and Flood Risk:** There are covenants on the title and the flood risk is low.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



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Stannington, Sheffield,  
South Yorkshire S6 6GE

**Offers in the Region of £699,000**