

# 19 Linnet Way

Stannington, Sheffield



**Blenheim**  
Park Estates





### Exterior and Gardens

To the front of the property, steps that are flanked by gravel with a wrought iron hand rail and railings rise to the main entrance door, which has exterior lighting. There is also a separate area behind wrought iron railing, which has mature shrubs.

To the left side of the property, there is a driveway that provides parking for two vehicles. Access can be gained to a garage and a timber pedestrian gate opens to the rear garden.

### Garage

Having an up-and-over door, light, power and a Zappi electric car charging point.

A Contemporary Four Bedroom  
Detached Family Residence







19 Linnet Way

## Welcome to 19 Linnet Way

Thoughtfully crafted in 2019 to cater for 21st-century lifestyles, this contemporary four bedroomed detached residence presents wonderful living spaces and is ideally located nearby the Peak District border.

19 Linnet Way stands in a superb position within a modern development and borders green space and woodland to the rear, providing an advantageous privacy aspect. A unique feature of the home is the entrance hall, which looks up through the double-turn staircase to the first floor landing. The heart of the home is without doubt the bright, open plan dining kitchen that has been up-specced by the current owner to incorporate a Neff induction hob, Quooker boiling tap and a wine cooler. Allowing for ample natural light and ease of use between the indoors and outdoors, glazed bi-folding doors open to the south-east facing rear garden from the dining kitchen. Also located on the ground floor is a well-proportioned lounge and a WC. Benefitting from air conditioning, the first floor houses the family bathroom and four bedrooms, one of which has an en-suite shower room.

The property is situated in a semi-rural location and has good access to the amenities of Stannington, which include shops, a library, public houses and two primary schools, one of which has recently been given an 'outstanding' Ofsted rating. Within the development there is a park, and Stannington Park is also walkable. 19 Linnet Way 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, Damflask and Agden Reservoirs, Wymingbrook and Rivelin Valley are easily accessible. Sheffield city centre is reachable within a short drive, as are some of the city's main hospitals - Northern General and Hallamshire. Endcliffe Park is also just a short journey away.

**The property briefly comprises on the ground floor:** Entrance hall, dining kitchen, utility cupboard, hallway, WC, under-stairs storage cupboard and lounge. Accessed externally is the garage.

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

### Ground Floor

A composite door with matching double glazed obscured panels opens to the:

#### Entrance Hallway

A unique entrance hall with views upwards to the first floor landing. Having a pendant light point, a central heating radiator and timber effect flooring. Doors open to the lounge and dining kitchen. Double doors also open to a useful under-stairs store.

#### Dining Kitchen

20'6 x 10'8 (6.25m x 3.24m)

Presenting a contemporary open plan space that is filled with natural light. Having a front facing UPVC double glazed, partially obscured window, recessed lighting, pendant light point, central

heating radiator, TV/aerial point, telephone point and timber effect flooring. There is a range of fitted base/wall and drawer units, incorporating matching quartz work surfaces, upstands, mirrored splash backs, feature LED lighting and an inset 1810 1.5 bowl stainless steel sink with a Quooker boiling water tap. Part of the quartz work surface extends to provide breakfast seating. The appliances are integrated and include a Neff FlexInduction hob with an extractor fan above, Hotpoint fan assisted oven, Hotpoint microwave oven, warming drawer, Hotpoint fridge/freezer, Hotpoint dishwasher and an AEG wine cooler. Double doors open to a utility cupboard and an opening leads to a hallway. Bi-folding UPVC doors with double glazed panels open to the rear garden.

#### Utility Cupboard

Having a wall mounted light point and an extractor fan. There is a fitted work surface with space/provision beneath for an automatic washing machine.

#### Hallway

Having a pendant light point, central heating radiator and timber effect flooring. Doors open to the WC, under-stairs storage cupboard and lounge.

### Entrance Hall

A unique entrance hall with views upwards to the first floor landing. Having a pendant light point, a central heating radiator and timber effect flooring. Doors open to the lounge and dining kitchen. Double doors also open to a useful under-stairs store.







**Lounge**  
20'6 x 8'10 (6.25m x 2.69m)

A wonderful reception room with a front facing UPVC double glazed, partially obscured window, pendant light points and central heating radiators. There is also a TV/aerial point, data point and a telephone point. Double UPVC doors with double glazed panels open to the rear of the property. Doors also open to the hallway and entrance hall.





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A Bright and Airy  
Dining Kitchen...







19 Linnet Way

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

### WC

Having a rear facing UPVC double glazed obscured window, recessed lighting, extractor fan, two fully tiled walls, central heating radiator and timber effect flooring. There is a suite in white, which comprises a low-level WC and a Sottini wall mounted wash hand basin with a chrome mixer tap.

### Under-Stairs Storage Cupboard

Having a wall mounted light point and timber effect flooring.

### Lounge

20'6 x 8'10 (6.25m x 2.69m)

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

### First Floor

#### Landing

Overlooking the entrance hall and having a front facing UPVC double glazed panel, wall mounted light points, pendant light point, air conditioning vent and a central heating radiator. Doors open to the master bedroom, boiler cupboard, family bathroom, bedroom 4, bedroom 3 and bedroom 2.

#### Master Bedroom

12'0 x 10'0 (3.67m x 3.05m)

A superb master bedroom with a front facing UPVC double glazed, partially obscured window that has an electric, remote controlled black out blind. Having a pendant light point, air conditioning vent and a central heating radiator. There is also a TV/aerial point and a telephone point. To one corner of the room, there is a range of fitted furniture, incorporating long hanging, shelving and drawers. A door opens to the master en-suite.

#### Master En-Suite

A fabulous en-suite shower room with a side facing UPVC double glazed obscured window, recessed lighting, extractor fan, fully tiled walls, chrome heated towel rail and a recessed storage cabinet. There is a suite in white, which comprises a wall mounted WC and a wall mounted vanity unit, incorporating a Sottini wash hand basin with a chrome mixer tap and storage beneath. To one wall, there is a separate shower enclosure with a fitted Vado rain head shower, an additional Vado hand shower facility, digital thermostatic control panel and a glazed screen/door.

#### Boiler Cupboard

Having fitted shelving and housing the Potterton boiler and Hive control

panel that operates the dual zone heating system.

#### Family Bathroom

A modern family bathroom with a rear facing UPVC double glazed obscured window, recessed lighting, extractor fan, two fully tiled walls, chrome heated towel rail and a shaver point. There is a suite in white, which comprises a wall mounted WC and a wall mounted vanity unit, incorporating a Sottini wash hand basin with a chrome mixer tap and storage beneath. To one wall, there is a panelled bath with a Vado chrome mixer tap, a fitted Vado rain head shower, an additional Vado hand shower facility and a glazed screen.

#### Bedroom 4

9'4 x 6'7 (2.84m x 2.01m)

Having a rear facing UPVC double glazed, partially obscured window, pendant light point, air conditioning vent and a central heating radiator.

#### Bedroom 3

10'2 x 7'1 (3.11m x 2.16m)

Having a rear facing UPVC double glazed window, pendant light point, air conditioning vent, central heating radiator, TV/aerial point and a data point.

#### Bedroom 2

10'10 x 10'0 (3.30m x 3.05m)

A double bedroom with a front facing UPVC double glazed, partially obscured window, pendant light point, air conditioning vent and a central heating radiator.

#### Exterior and Gardens

To the front of the property, steps that are flanked by gravel with a wrought iron hand rail and railings rise to the main entrance door, which has exterior lighting. There is also a separate area behind wrought iron railing, which has mature shrubs.

To the left side of the property, there is a driveway that provides parking for two vehicles. Access can be gained to a garage and a timber pedestrian gate opens to the rear garden.

#### Garage

Having an up-and-over door, light, power and a Zappi electric car charging point.

To the rear of the property, there is a flagged patio area with exterior lighting and providing access to the dining kitchen. A flagged path also leads along the rear elevation with exterior lighting, an external power point and a water tap. Access can be gained to the lounge. Beyond the patio and path, there is a garden that is mainly laid to lawn and enclosed by timber fencing and stone walling with wrought iron railings. The garden also houses the Mitsubishi air conditioning unit.





**Master Bedroom**  
**12'0 x 10'0 (3.67m x 3.05m)**

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A Superb Master  
Bedroom Suite







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### Bedroom 3

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Having a rear facing UPVC double glazed window, pendant light point, air conditioning vent, central heating radiator, TV/aerial point and a data point.



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### Family Bathroom

A modern family bathroom with a rear facing UPVC double glazed obscured window, recessed lighting, extractor fan, two fully tiled walls, chrome heated towel rail and a shaver point. There is a suite in white, which comprises a wall mounted WC and a wall mounted vanity unit, incorporating a Sottini wash hand basin with a chrome mixer tap and storage beneath. To one wall, there is a panelled bath with a Vado chrome mixer tap, a fitted Vado rain head shower, an additional Vado hand shower facility and a glazed screen.

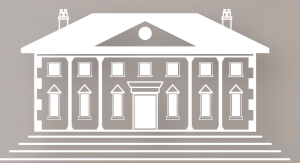




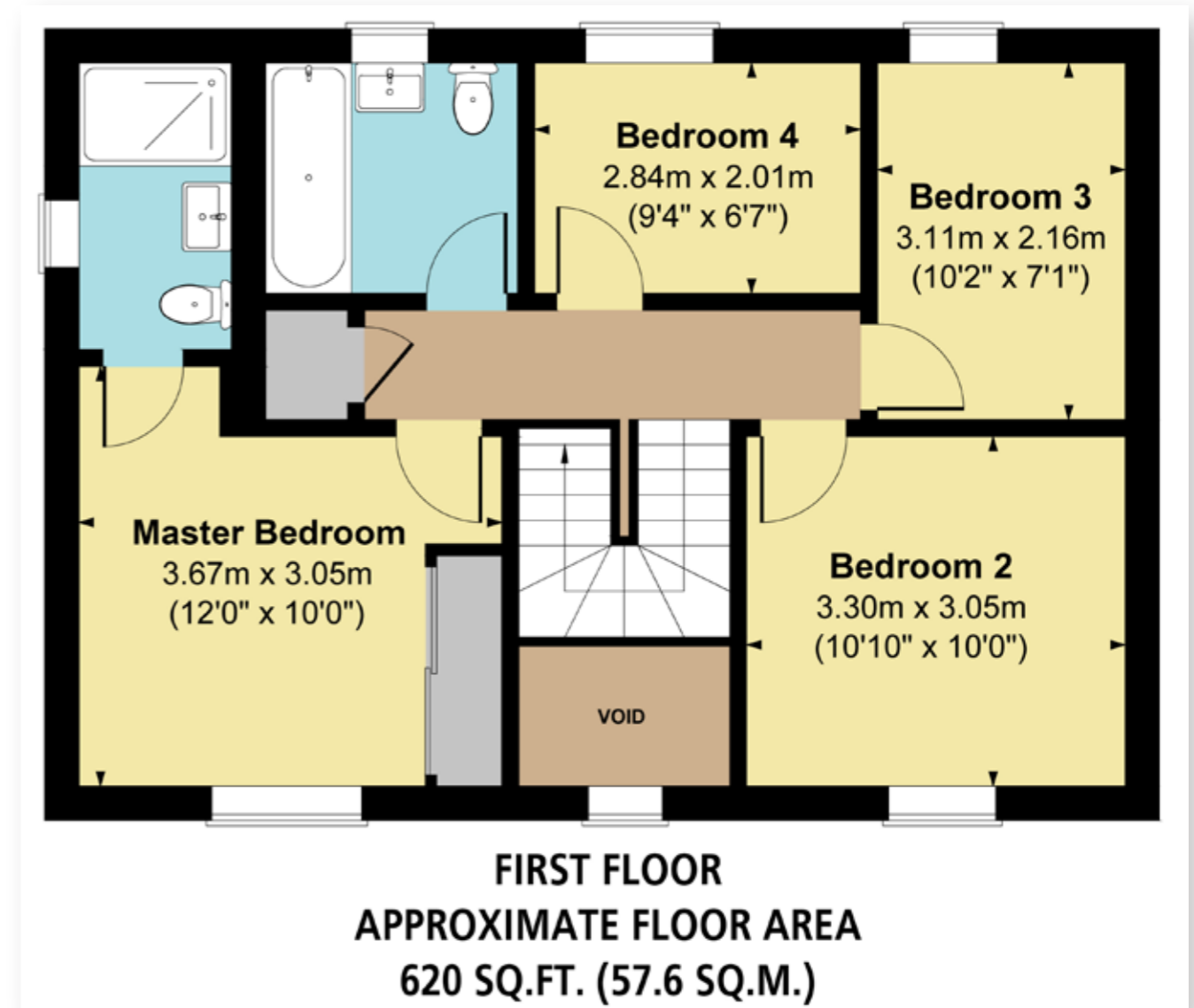
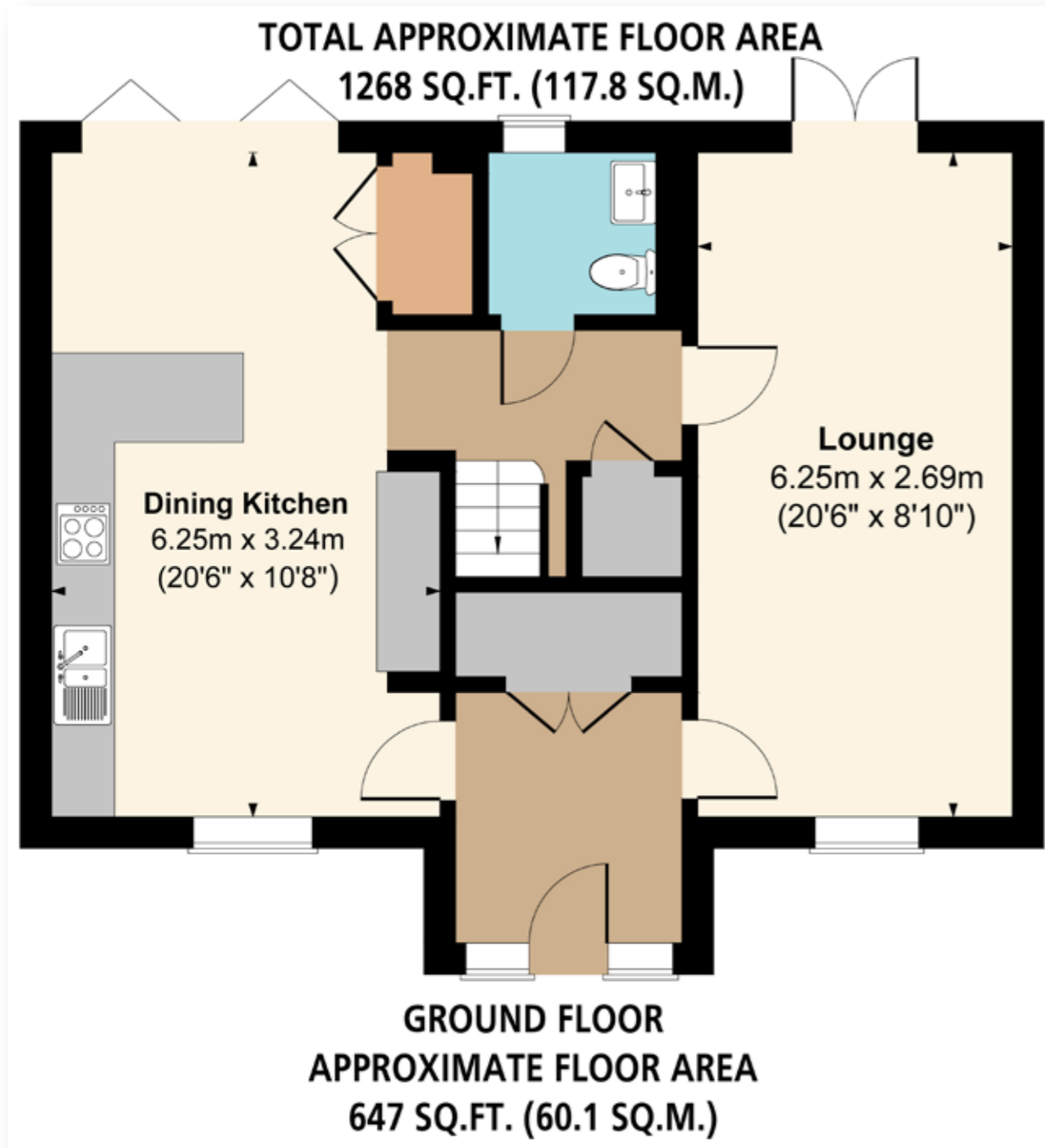


**Landing**

Overlooking the entrance hall and having a front facing UPVC double glazed panel, wall mounted light points, pendant light point, air conditioning vent and a central heating radiator. Doors open to the master bedroom, boiler cupboard, family bathroom, bedroom 4, bedroom 3 and bedroom 2.







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		





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Enclosed, South-East  
Facing Rear Garden





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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:** E

**Services:** Mains gas, mains electric, mains water and mains drainage. The broadband is fibre and the mobile signal quality is good.

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

**Covenants/Easements/Wayleaves and Flood Risk:** There are covenants on the title and there are no easements or wayleaves. The flood risk is very 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.



19 Linnet Way  
Stannington, Sheffield,  
South Yorkshire S6 6GE

**Offers in the Region of £515,000**