

38 Linnet Way

Stannington, Sheffield





Exterior and Gardens

From Linnet Way, an opening gives access to a shared block paved driveway which leads across the front of the house and also wraps around to the left side of the property. To the left, there is a private driveway providing parking for two vehicles and access can be gained to the single garage.

Single Garage

21'4 x 9'6 (6.50m x 2.90m)

With an up-and-over door, light and power.

A Fabulous Six Bedroomed
Detached Family Residence





Entrance Hall
A welcoming entrance hall with pendant light points, a central heating radiator with a cover and Moduleo flooring. Timber double doors open to a storage cupboard and the lounge, and timber doors also open to the WC, cloaks cupboard and living kitchen.



38 Linnet Way

Welcome to 38 Linnet Way

38 Linnet Way is an outstanding six bedroomed detached family home situated within a sought-after development positioned close to the Peak District border. Offering contemporary living spaces set across three floors and a low-maintenance rear garden, this property is perfect for a growing family who are seeking space, convenient location and proximity to countryside.

Constructed in 2020 with an eye for modern comfort, this property is well-equipped for being a wonderful 21st-century haven. Across the ground floor is the beautiful lounge and the heart of the home, the light-filled living kitchen, which boasts a range of integrated appliances and bi-folding doors that open to the rear garden. There is also a WC, utility room and multiple spaces for storage.

On the first floor is the delightful master bedroom suite which has an en-suite and a walk-in wardrobe. Completing the floor are three further bedrooms, one of which is being used as an office, and the family bathroom. The second floor has two double bedrooms which are adorned by natural light due to Keylite roof windows and a modern shower room, making the home flexible for hosting guests or relatives. There is also ample storage space, with two large storage cupboards on the second floor. Externally, 38 Linnet Way has a single garage and a space for off-road parking. To the rear of the home, is the garden which links beautifully to both the lounge and living kitchen.

Situated in a semi-rural location, 38 Linnet Way is close to the amenities of Stannington which has shops, a library, public houses and two primary schools. Within the development is a park, and Stannington Park can be reached within a short walk or drive. Sheffield city centre 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 of on the ground floor: Entrance hall, cloaks cupboard, lounge, WC, storage under stairs, living kitchen and utility room.

On the first floor: Landing, family bathroom, bedroom 6/office, storage cupboard, bedroom 4, bedroom 5, master bedroom, master walk-in wardrobe and master en-suite shower room.

On the second floor: Landing, bedroom 2, shower room, bedroom 3 and two large storage cupboards.

Ground Floor

A composite entrance door with an obscured double glazed panel opens to the:

Entrance Hall
A welcoming entrance hall with pendant light points, a central heating radiator with a cover and Moduleo flooring. Timber

double doors open to a storage cupboard and the lounge, and timber doors also open to the WC, cloaks cupboard and living kitchen.

Cloaks Cupboard
With cloaks hanging.

Lounge
20'4 x 11'11 (6.19m x 3.62m)
A fabulous lounge with a front facing UPVC double glazed window, pendant light points, central heating radiators and a TV aerial point. Double UPVC doors with double glazed panels open to the rear of the property.

WC
Having recessed lighting, extractor fan, partially tiled walls, central heating radiator and Moduleo flooring. There is a suite in white comprising a low-level WC and a Sottini wall-mounted wash hand basin with a Vado chrome mixer tap.

Lounge

20'4 x 11'11 (6.19m x 3.62m)

A fabulous lounge with a front facing UPVC double glazed window, pendant light points, central heating radiators and a TV aerial point. Double UPVC doors with double glazed panels open to the rear of the property.



Living Kitchen
27'11 x 11'10 (8.50m x 3.61m)

An outstanding living kitchen with a front facing UPVC double glazed window, recessed lighting, pendant light points, extractor fan, central heating radiators, TV/aerial point and Moduleo flooring. There is a range of fitted base/wall and drawer units, incorporating a granite work surface, under-counter lighting and an inset 1.5 bowl Carbon Phoenix stainless steel sink with a chrome mixer tap. Appliances include a Hotpoint four-ring gas hob with an extractor fan above, Hotpoint microwave, AEG oven/grill, full-height fridge/freezer and a Hotpoint dishwasher. A timber door opens to the utility room. UPVC bi-folding doors with double glazed panels and a separate door open to the rear of the property.



An Outstanding
Living Kitchen





38 Linnet Way

Offering Wonderful Bright and Airy, Contemporary Accommodation Throughout

Living Kitchen

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Utility Room

Having a flush light point, extractor fan, central heating radiator and Moduleo flooring. There is a fitted base unit and a work surface, which incorporates an inset 1.0 bowl stainless steel sink with a chrome mixer tap. There is the provision for a washing machine/tumble dryer and a wall unit houses the Potterton boiler. A composite door with a double glazed panel opens to the rear of the property.

From the entrance hall, a staircase with a timber handrail and balustrading rises to the:

First Floor

Landing

With pendant light points and a central heating radiator. Timber doors open to the family bathroom, bedroom 6/office, storage cupboard, bedroom 4, bedroom 5 and master bedroom.

Family Bathroom

A modern family bathroom with a rear facing UPVC double glazed obscured window, recessed lighting, extractor fan, partially tiled walls, chrome heated towel rail, shaver point and Moduleo flooring. There is a suite in white comprising a wall-mounted WC and a Sottini wash hand basin with a chrome mixer tap and a drawer beneath. To one wall, there is a panelled bath with a Vado chrome mixer tap, a fitted rain head shower, additional hand shower facility and a glazed screen. To another wall is a separate shower enclosure with a Vado rain head shower, an additional hand shower facility and a glazed screen/door.

Bedroom 6/Office

10'10 x 9'6 (3.30m x 2.90m)

A versatile room with a rear facing UPVC double glazed window, pendant light point and a central heating radiator.

Storage Cupboard

Housing the hot water cylinder.

Bedroom 4

12'2 x 9'10 (3.70m x 3.00m)

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

Bedroom 5

9'2 x 8'7 (2.80m x 2.62m)

With a front facing UPVC double glazed window, pendant light point and a central heating radiator.

Master Bedroom

13'1 x 11'11 (4.00m x 3.64m)

A gorgeous master bedroom with a front facing UPVC double glazed window, pendant light point and a central heating radiator. Timber doors open to the master walk-in wardrobe and master en-suite shower room.

Master Walk-in Wardrobe

6'6 x 5'6 (1.97m x 1.68m)

With a pendant light point, cloaks hanging and shelving.

Master En-Suite Shower Room

With a rear facing UPVC double glazed obscured window, recessed lighting, extractor fan, partially tiled walls, shaver point, chrome heated towel rail and Moduleo flooring. There is a suite in white comprising a wall mounted WC and a Sottini wash hand basin with a chrome mixer tap and a drawer beneath. There is a separate shower enclosure with a fitted Vado rain head shower, an additional hand shower facility and a glazed screen/door.

From the landing, a staircase with a timber handrail and balustrading rises to the:

Second Floor

Landing

With pendant light points and providing access to the loft. Timber doors open to bedroom 2, shower room and bedroom 3. Double timber doors open to eaves storage.



Bedroom 4
12'2 x 9'10 (3.70m x 3.00m)
A double bedroom with a front facing UPVC double glazed window, pendant light point and a central heating radiator.



Bedroom 6/Office
10'10 x 9'6 (3.30m x 2.90m)
A versatile room with a rear facing UPVC double glazed window, pendant light point and a central heating radiator.



Bedroom 5
9'2 x 8'7 (2.80m x 2.62m)
With a front facing UPVC double glazed window, pendant light point and a central heating radiator.



Family Bathroom
A modern family bathroom with a rear facing UPVC double glazed obscured window, recessed lighting, extractor fan, partially tiled walls, chrome heated towel rail, shaver point and Moduleo flooring. There is a suite in white comprising a wall-mounted WC and a Sottini wash hand basin with a chrome mixer tap and a drawer beneath. To one wall, there is a panelled bath with a Vado chrome mixer tap, a fitted rain head shower, additional hand shower facility and a glazed screen. To another wall is a separate shower enclosure with a Vado rain head shower, an additional hand shower facility and a glazed screen/door.



Master Bedroom

13'1 x 11'11 (4.00m x 3.64m)

A gorgeous master bedroom with a front facing UPVC double glazed window, pendant light point and a central heating radiator. Timber doors open to the master walk-in wardrobe and master en-suite shower room.

Master Walk-in Wardrobe

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Master En-Suite Shower Room

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A Fantastic Master
Bedroom Suite





Bedroom 2
15'11 x 12'1 (4.86m x 3.68m)

A wonderful bright double bedroom with a Keylite roof window, side facing UPVC double glazed window and a front facing UPVC double glazed window with a double glazed obscured panel beneath. Also having pendant light points and a central heating radiator.

38 Linnet Way



Close to the Amenities of Stannington, Family Activities and the Peak District

Bedroom 2
15'11 x 12'1 (4.86m x 3.68m)

A wonderful bright double bedroom with a Keylite roof window, side facing UPVC double glazed window and a front facing UPVC double glazed window with a double glazed obscured panel beneath. Also having pendant light points and a central heating radiator.

Shower Room
A contemporary shower room with a Keylite roof window, recessed lighting, extractor fan, partially tiled walls, shaver point, chrome heated towel rail and Moduleo flooring. There is a suite in white comprising a wall mounted WC and a Sottini wash hand basin with a chrome mixer tap and a drawer beneath. There is a separate shower enclosure with a fitted Vado rain head shower, an additional hand shower facility and a glazed screen/door.

Bedroom 3
15'11 x 8'6 (4.86m x 2.60m)
A further double bedroom with a Keylite roof window, front facing UPVC double glazed window, pendant light point and a central heating radiator.

Exterior and Gardens
From Linnet Way, an opening gives access to a shared block paved driveway which leads across the front of the house and also wraps around to the left side of the property. To the left, there is a private driveway providing parking for two vehicles and access can be gained to the single garage.

Single Garage
21'4 x 9'6 (6.50m x 2.90m)
With an up-and-over door, light and power.

From the shared block paved driveway, a stone path leads to the front of the property where there is exterior lighting, mature plants and a lawn with planted borders. Access can be gained to the main entrance door.

From the private driveway, a timber pedestrian gate opens to the rear of the property. To the rear, there is an external water tap, a stone paved patio and a garden which is mainly laid to lawn with mature trees. The garden is enclosed by timber fencing and brick/stone walling.



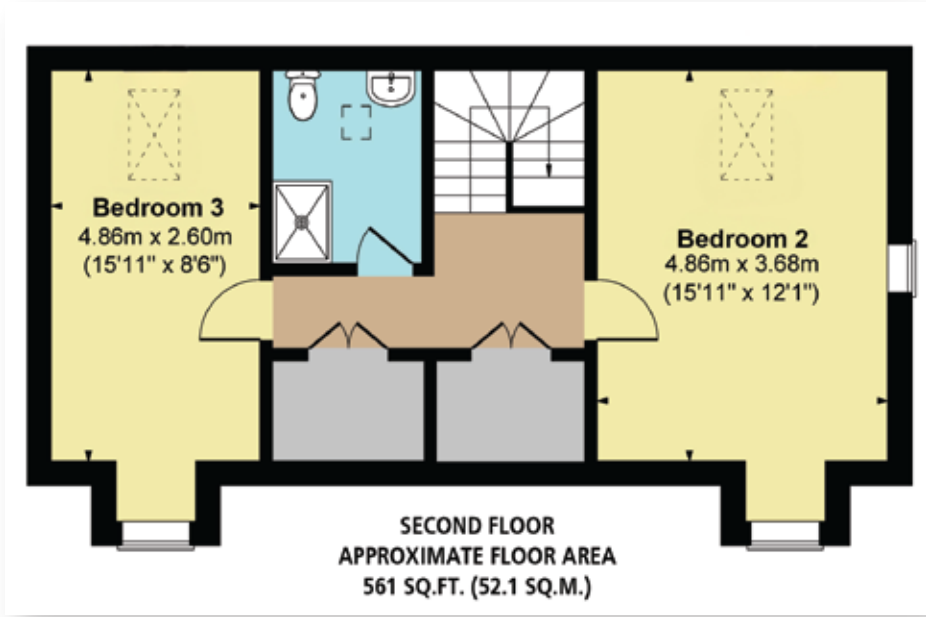
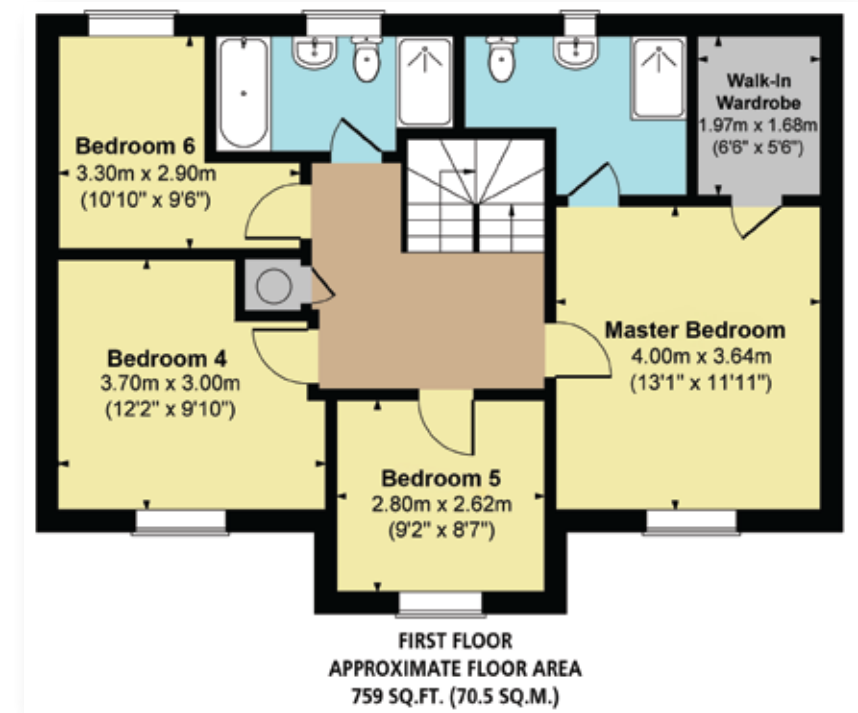
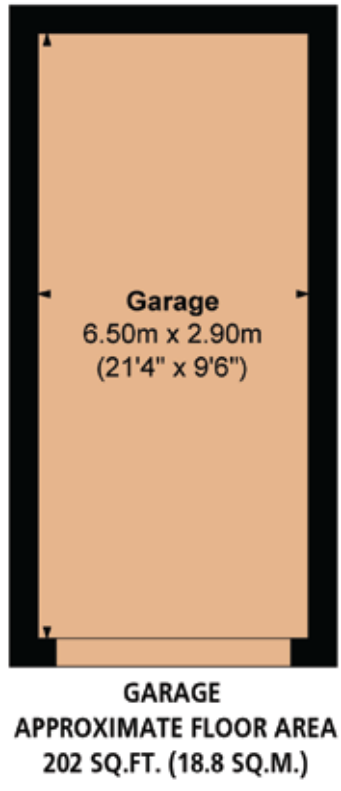
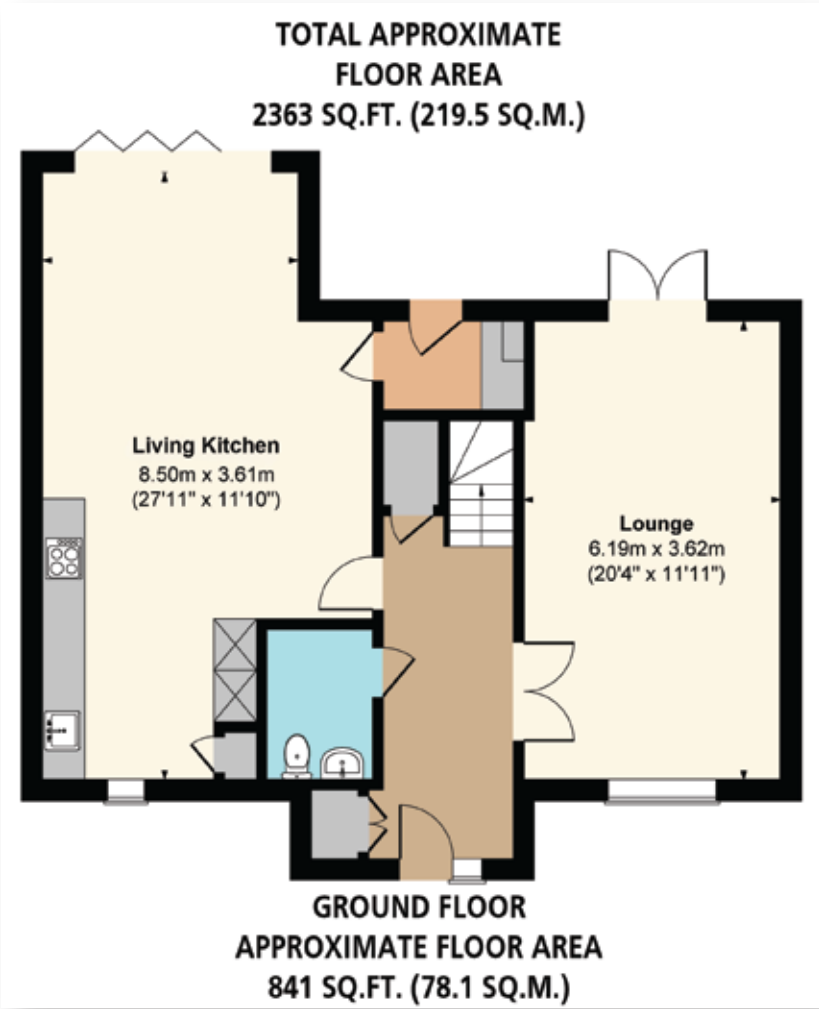
Bedroom 3
15'11 x 8'6 (4.86m x 2.60m)

A further double bedroom with a Keylite roof window, front facing UPVC double glazed window, pendant light point and a central heating radiator.



Shower Room
A contemporary shower room with a Keylite roof window, recessed lighting, extractor fan, partially tiled walls, shaver point, chrome heated towel rail and Moduleo flooring. There is a suite in white comprising a wall mounted WC and a Sottini wash hand basin with a chrome mixer tap and a drawer beneath. There is a separate shower enclosure with a fitted Vado rain head shower, an additional hand shower facility and a glazed screen/door.





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



Exterior and Gardens

From the shared block paved driveway, a stone path leads to the front of the property where there is exterior lighting, mature plants and a lawn with planted borders. Access can be gained to the main entrance door.

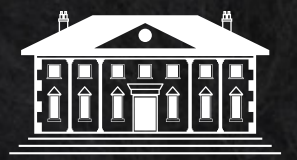
From the private driveway, a timber pedestrian gate opens to the rear of the property. To the rear, there is an external water tap, a stone paved patio and a garden which is mainly laid to lawn with mature trees. The garden is enclosed by timber fencing and brick/stone walling.

Low-Maintenance Rear
Garden with a Patio





Located Close to
Open Countryside



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: G

Services: Mains gas, mains electric, mains water and mains drainage. The broadband is fibre and the mobile signal quality is moderate. The property has solar panels which are used for energy purposes.

Rights of Access/Shared Access: The block paved access road is shared with the houses to either side of number 38.

Covenants/Easements or Wayleaves and Flood Risk: None and 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.



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

£725,000