



## Linnet

Waverley Green • Waverley • S60 8FZ

From £305,000

Linnet – 3 bed town house – from £305,000 \*\*\*Show home now open\*\*\* With over 1100 sq ft of stylish and modern living space the Linnet is a new 3-bed, 3-storey townhouse that's ideal for growing families. Stylish, contemporary living space, the Linnet at Waverley Green delivers the perfect balance of design, comfort and practicality for the modern family. Set within the well-connected and fast-developing neighbourhood of Waverley, the home is just moments from Olive Lane and the wider amenities surrounding, placing everyday essentials, green spaces and future community facilities right on your doorstep. The ground floor is designed for flexible family life, featuring an integrated Howdens kitchen with Bosch appliances alongside a generous dining area ideal for busy mornings and relaxed evenings. Sliding doors open through to a separate living room, while folding patio doors extend the space out into a south-facing courtyard garden-perfect for entertaining, play, or simply unwinding at the end of the day. Upstairs, the first floor offers two well-proportioned bedrooms and a contemporary family bathroom finished with white Vitra sanitaryware, a Hansgrohe shower over bath, and elegant Porcelanosa tiling. The top floor is reserved for the luxurious principal suite, complete with a dressing area and private en-suite-creating a calm, dedicated retreat for busy modern life. Homes in this position, so close to Olive Lane and the heart of the Waverley, are in high demand. With strong early interest and limited availability, this is a rare opportunity to secure a future-ready family home in a growing community-early viewing is strongly recommended. There are just 32 homes at Waverley Green - most overlook the landscaped 'green street', and attractive footpaths run between the main blocks. Open spaces and outdoor communal areas help to create a small but vibrant neighbourhood that provides freedom to play. Waverley Green sits adjacent to Olive Lane - Waverley's local 'high street' with a convenience store, medical centre and community space. It's also planned to include a selection of food and drink outlets, pharmacy and nursery, as well as a selection of smaller specialist shops. At Waverley Green, all homes are fully electric with electric smart heating as standard - including super-efficient MVHR systems for ventilation. Parking spaces include EV charging ports. Why we love these homes • Eco friendly/ sustainability – well insulated, EV Chargers as standard, all electric, radiators connected to Wi-Fi. • MHVR ventilation system acts like an air conditioning unit in the summer. • The south-facing courtyard gardens with Bi-Fold doors – an extension of your interior space in the summer. • The Green Street – a safe and fun place for kids to play and neighbours to meet over a glass of something. • The top floor master bedroom in the Linnet with dressing room and en-suite - great for getting away from it all. • Open green spaces, including Waverley Lake. • Well connected – close to motorway network, Sheffield and the Peak District.



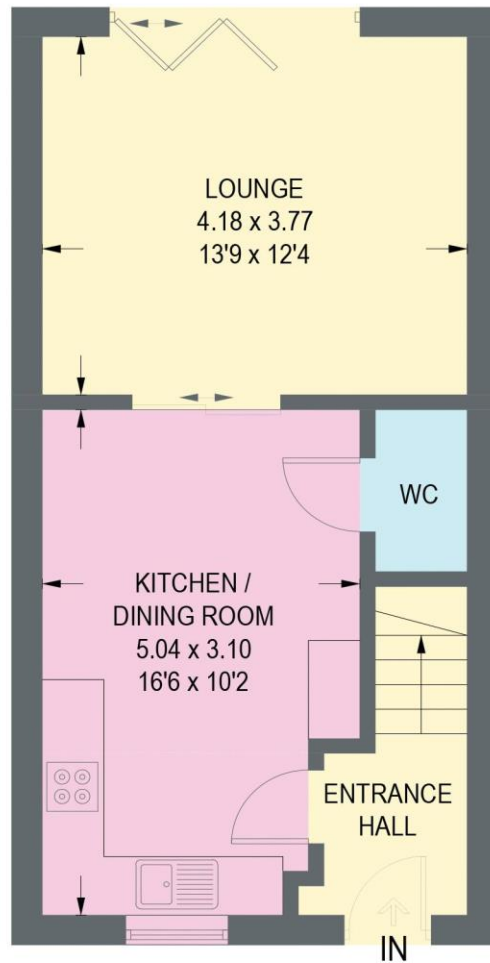


- Ready to move into today
- Over 1100 sq ft of stylish and modern living space
- Howdens kitchen with Bosch appliances
- South-facing courtyard garden
- Free flooring worth OVER £5000
- Master bedroom with en-suite bathroom
- Two further large bedrooms
- Double parking with EV charger
- Family bathroom with white Vitra sanitaryware
- Next to Olive Lane and community space

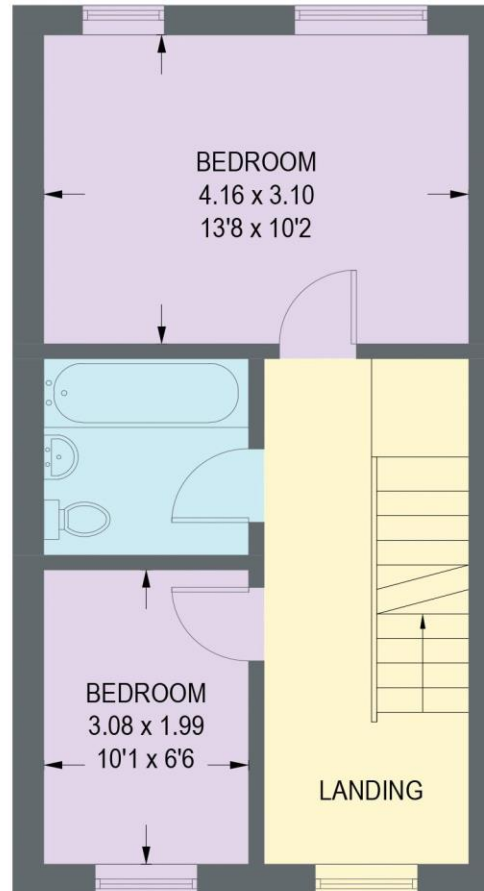


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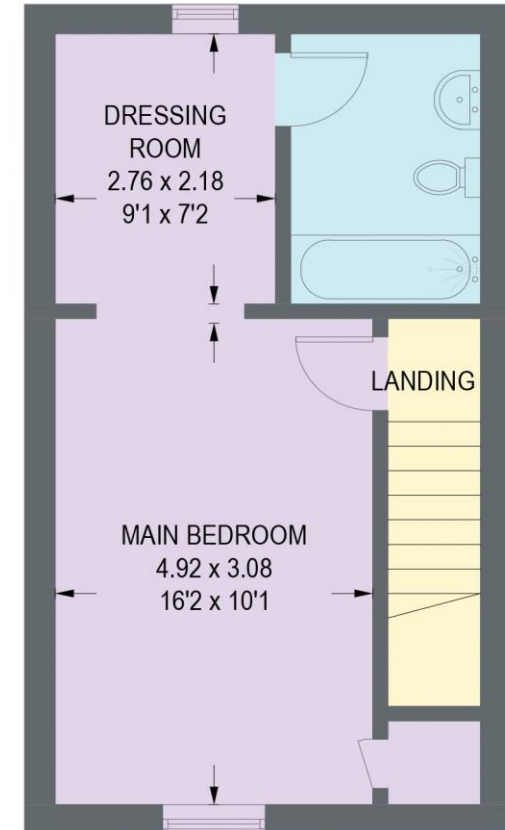
APPROXIMATE GROSS INTERNAL AREA = 102.6 SQ M / 1105 SQ FT



**GROUND FLOOR**  
**36.8 SQ M / 396 SQ FT**



**FIRST FLOOR**  
**33.9 SQ M / 365 SQ FT**



**SECOND FLOOR**  
**31.9 SQ M / 344 SQ FT**

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1304596)



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