



**Linnet Way Stannington Sheffield S6 6GE**  
**Guide Price £680,000**



# Linnet Way

Sheffield S6 6GE

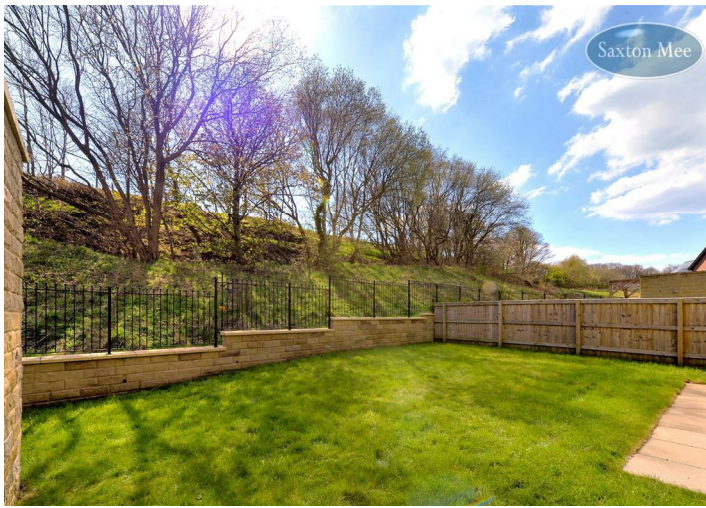
Guide Price £680,000

GUIDE PRICE £680,000-£695,000 \*\* FREEHOLD \*\* Situated in this fabulous semi-rural location on the outskirts of Stannington Village is this immaculately presented five bedroom, and three bathroom, family home, having 6 years remaining on the NHBC warranty. The property benefits from solar panels, gas central heating, double glazing throughout, and views across the Loxley Valley to the front and private woodland to the rear. In summary, the vast accommodation comprises: a large and most welcoming entrance hallway with stairs rising to the first floor. Downstairs study with floor to ceiling window flooding the room with light. Lounge to the rear with French doors onto the patio and a large storage cupboard under the stairs. The hub of this excellent family home is, without doubt, the open plan kitchen/living/diner having a range of wall and base units, with ample space for a dining table or central island. Integrated appliances include a microwave combination oven and electric oven, warming drawer, four ring hob, dishwasher and fridge/freezer. Bi-folding doors lead onto the patio. Downstairs W.C. and utility room with plumbing/housing for a washing machine/tumble dryer. First floor: the master bedroom suite is bright and spacious having an en-suite shower room and dressing area with fitted wardrobes. Bedroom two also enjoys its own en-suite shower room. Bedroom three is a good sized double bedroom and there are two further bedrooms, which are generously proportioned single bedrooms. The main family bathroom is modern and stylish in appearance with tiling to the floor and walls, wash hand basin, W.C., bath and rainfall shower over. Loft space ideal for storage.

- FIVE BEDROOM FAMILY HOME
- BUILT IN 2019 BY AVANT HOMES
- SOLAR PANELS
- STUNNING SEMI-RURAL LOCATION
- EASY ACCESS TO AMENITIES IN STANNINGTON VILLAGE
- DOWNSTAIRS STUDY
- SEPARATE UTILITY AND W.C.







## OUTSIDE

To the front is a pathway with planted borders and iron fencing, with a double tandem driveway to the side leading to the single garage with power, light and EV charging point. The rear garden is extremely private, backing onto woodland and open fields, having a south facing aspect with lawn and patio seating area.

## LOCATION

Within walking distance is Stannington village, which provides many amenities including a supermarket and post office, and a farm shop selling local produce. The Peak District National Park, is approximately one mile away, offering outdoor spaces, activities, and reservoirs, accessible by footpaths close to the doorstep. There are good public transport links from the location and Stannington village to Sheffield City Centre, and to Manchester via the A57.

## MATERIAL INFORMATION

Tenure: Freehold.

Council Tax: Band F.

## VALUER

Lewis T. Hughes MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	92	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC