



## 6 Linnet Way

Stannington, Sheffield, S6 6GE

**Offers in excess of £545,000**



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HOW AMAZING ARE THESE VIEWS? This four bedroom detached property is ideal for a family home. Including, dining kitchen, WC, utility, lounge, family bathroom, four bedrooms one with en suite, garage and garden.

Located in the popular area of Stannington having local amenities such as the supermarket, post office, independent stores and transport links to Sheffield City Centre. Close by are countryside walks to enjoy as a family along with Rivelin Valley Park which has a cafe and water park. The reputable schools are all within a short distance away.

Also situated approximately 1 mile away is the Peak District boundary where there are plenty of outdoor spaces, including Damflask Reservoir, Agden Reservoir and Dale Dike Reservoir. Additionally, the property has good transport links to Manchester via the A57.

FREEHOLD  
COUNCIL TAX BAND E

### Entrance Hallway

External door leading into the entrance hall. Built in storage cupboard ideal for shoes and coats. Mezzanine balcony with view of the stairs to the first floor. Door into the dining kitchen.

### Dining Kitchen

Dual aspect room with floor to ceiling windows and bi fold doors creating a light and airy family space. Wall and base unit with integral fridge, freezer, dishwasher. double oven, hob with extractor fan and sink with drainer. Built in utility cupboard with space for washing machine and dryer. Space for a full dining table and chairs. Bi fold doors opening onto the garden with stunning countryside views.

Stairs to the first floor landing, doors into the WC and lounge. Built in under the stairs storage.

### WC Cloakroom

Rear facing window. WC and wall hung floating pedestal sink.

### Lounge

Front facing window. Patio doors leading to the rear garden with stunning country side views.

### First Floor Landing

Mezzanine landing with front facing window. Doors leading to the bedrooms and bathroom. Built in storage cupboard.

### Bedroom One

Front facing window. Space for a double bed and fitted sliding wardrobes. Door into the en suite.

### En Suite

Side facing window. High specification suite with WC, floating vanity storage sink and double walk in shower. Built in storage cupboard.

### Bedroom Two

Front facing window. Space for a double bed and wardrobes.

### Bedroom Three

Rear facing window with beautiful country side views. Space for a bed and wardrobe.

### Bedroom Four

Rear facing window with beautiful country side views. Space for a bed and wardrobe.

### Bathroom

Rear facing window. Fully tiled bathroom including WC, Floating bowl vanity storage sink, bath with shower over and wall mounted taps.

### Garage

Front up and over door for car access. Side door for access via the garden. Power and lighting.

### Exterior

To the front of the property there is a driveway leading to the garage. along with a lawn and shrubbery borders. The path takes you to the front door and the side of the house providing access to the garden via a gate. The rear of the property consists of a sizable lawn and patio area with a built in seating area to enjoy the views.



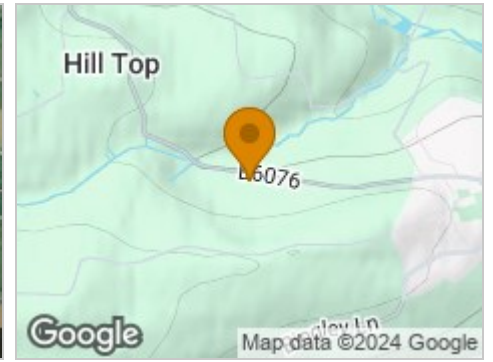
## Road Map



## Hybrid Map



## Terrain Map



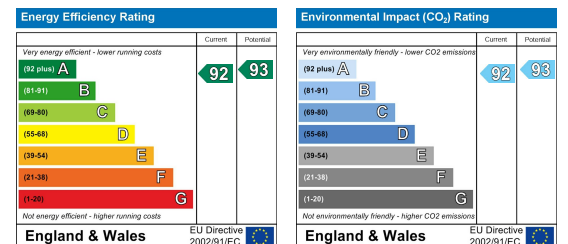
## Floor Plan



## Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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