



45 Whinfell Court, Whirlow, Sheffield, South Yorkshire, S11 9QA

45 Whinfell Court,

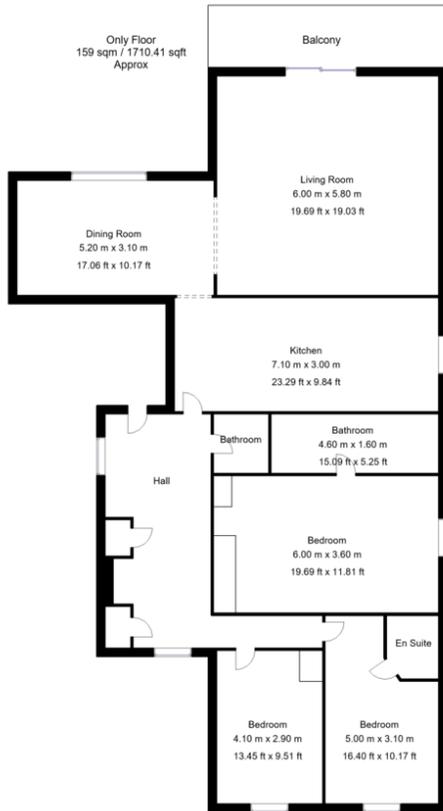
Whirlow, S11 9QA

A quite superb apartment with a spacious open plan design and a wealth of well-proportioned and versatile accommodation. Situated on the top floor of this modern block of only three properties, located on the very popular Whinfell development at the foot of the Limb Valley, overlooking lovely south facing communal grounds. This exclusive, well run and maintained enclave has a modern leisure centre featuring a swimming pool and sauna and a resident's hall which hosts the occasional guest speaker and various functions throughout the year. Residents also have access to the gorgeous grounds and scenic walks through the surrounding woodland. The property itself has modern fixtures and fittings in all the right places including hardwood Oak windows and solar tubes to enhance the LED lighting and a large south facing balcony that allows for some private external space. The apartment is ideal for a wide range of buyer including those wishing to downsize or use as a second home perhaps.

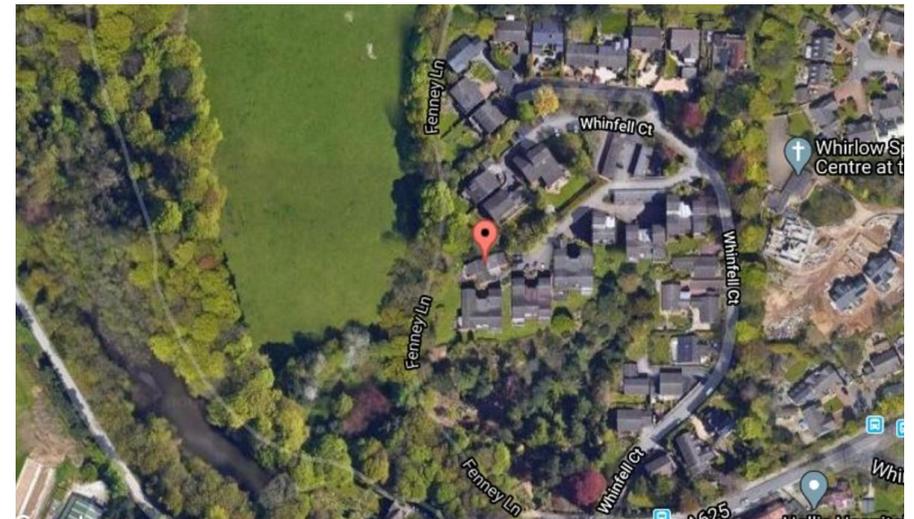
- Open plan living area consists of a large lounge and separate dining area
- Modern kitchen with granite work surfaces
- Master suite with built in wardrobes, dimmable solar tubes and a large bathroom
- Second double bedroom with built in wardrobes and ensuite shower room
- Versatile third double bedroom currently utilised as a home office with a built-in wardrobe
- Large, under drawn boarded loft space with fitted shelving for essential storage
- Private south facing balcony with smart chrome and glass balustrade
- Oak double glazing and modern GCH with electric under floor heating in all the bathrooms
- Reception hall with both airing and cloaks cupboards and an additional, well-appointed shower room
- Garage and off-road parking







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchaser. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
CC Ltd 62018



Bakewell

3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross

888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore

33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage

Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham

149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk



EADON LOCKWOOD & RIDDLE
SALES • LETTINGS • SURVEYS

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Eadon Lockwood & Riddle for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.