

## 31 Whinfell Court

Whirlow, Sheffield



**Blenheim**  
Park Estates



31 Whinfell Court

A Fabulous Three Bedrooomed  
Ground Floor Apartment...





31 Whinfell Court



## Welcome to 31 Whinfell Court

Wonderfully situated within a quiet and exclusive development is this fabulous three bedrooned ground floor apartment. 31 Whinfell Court is generously proportioned throughout and has the advantage of a south-facing aspect to the rear, which overlooks beautiful scenery.

Accessible by a secure communal entrance door and boasting a private ground floor position, 31 Whinfell Court is a great option for those who are looking to downsize with compromise. The focal space of the apartment is the lounge. Exceptionally spacious and adjoining a glazed balcony, the lounge enjoys pleasant views and links through to a superb dining room, also with its own balcony. The breakfast kitchen is filled with natural light and is well-appointed with a range of appliances and a breakfast bar. All of the bedrooms are doubles and include a spacious master bedroom suite, incorporating an en-suite bathroom and fitted wardrobes. Nicely positioned between the living areas and bedrooms is a modern shower room featuring a walk-in shower. The apartment also has the advantage of a double garage.

The apartment is situated within the sought-after area of Whirlow, offering local amenities and being home to Whirlowbrook Hall and Whirlow Hall Farm Trust. Ecclesall Road is a short journey away and has a range of different restaurants, cafes, shops, bars and public houses. Within the local area, there is a variety of well-regarded state and private schooling. There are a range of outdoor trails that are conveniently placed, including Limb Brook Valley, Ringinglow and Lady Canning's Plantation Trail. The development is situated close to the border of the Peak District, making destinations such as Bakewell, Castleton and Hope Valley reachable within a short drive. Dore and Totley train station also provides rail links to Manchester, Leeds, York and Nottingham.

**The property briefly comprises on the ground floor:** Entrance hall, shower room, breakfast kitchen, lounge, lounge balcony, dining room, dining room balcony, inner hallway, master bedroom, master en-suite, bedroom 3 and bedroom 2.

**Outbuilding:** Double garage.

### Ground Floor

From Whinfell Court, a UPVC door with double glazed panels and matching side panels is operated by secure keypad/intercom entry and opens to the:

### Communal Entrance Hall

Having a flush light point and wall mounted light point, both with automatic sensors. A timber door opens to Apartment 31 and a fire door opens to a staircase that rises to each level of the apartment block.

### Apartment 31

#### Entrance Hall

Having a front facing timber double glazed window, coved ceiling, flush light points, central heating radiator with a decorative cover and engineered oak flooring. Oak doors open to the shower room, breakfast kitchen, lounge and dining room. An opening also gives access to an inner hallway.

#### Shower Room

Being fully tiled and having recessed lighting, an extractor fan, a chrome heated towel rail, a mirrored storage cabinet and a shaver point. There is a NK Porcelanosa suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a chrome mixer tap. To one wall, there is a walk-in shower enclosure with a fitted Porcelanosa rain head shower, an additional hand shower facility and a glazed screen.

#### Breakfast Kitchen

15'11 x 9'9 (4.85m x 2.97m)  
A bright breakfast kitchen enjoying wonderful views across mature greenery. Having a side facing timber double glazed window and a side facing obscured glazed interior panel. Also having recessed lighting, a central heating radiator, TV/aerial cabling and engineered oak flooring. There is a range of fitted base/wall and drawer units, incorporating matching granite work surfaces, upstands, tiled splash backs, under-counter and plinth lighting and an inset 1.0 bowl sink with a chrome mixer tap and a WasteMaid food waste disposal. The work surface extends to provide breakfast seating and a cupboard houses the Vaillant boiler. The integrated appliances include a Neff four-ring gas hob with a Neff extractor hood above, Neff fan assisted oven, Neff compact oven, Neff warming drawer, Bosch under-counter fridge, Bosch under-counter freezer, John Lewis washing machine and a Neff dishwasher.

**Lounge****19'8 x 19'7 (5.99m x 5.96m)**

An exceptionally spacious reception room with a coved ceiling, flush light points, central heating radiators with decorative covers, telephone point and a TV/aerial/telephone point. The focal point of the room is the electric fire with an oak mantel and a granite surround/hearth. Aluminium sliding doors with double glazed panels open to the lounge balcony. Double oak doors also open to the dining room.



An Exceptionally Spacious  
Lounge with a View...





#### Lounge Balcony

20'6 x 4'8 (6.26m x 1.42m)

Enclosed by glazed balustrading with aluminium hand rails, the balcony has space for seating, allowing you to enjoy the south-facing orientation and views of the Quarry Gardens. The balcony has exterior lighting and an external power point.

A South-Facing Balcony, Overlooking  
Whinfell Quarry Gardens...





#### Dining Room

19'6 x 11'3 (5.95m x 3.43m)

A generously-sized dining room with a coved ceiling, flush light point, central heating radiator, glazed shelving, TV/aerial point and engineered oak flooring. Double oak doors open to the lounge and a separate oak door also opens to the entrance hall. An aluminium sliding door with double glazed panels open to the dining room balcony.

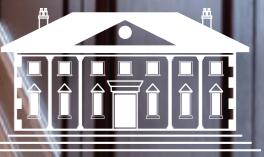
#### Dining Room Balcony

11'3 x 5'7 (3.43m x 1.70m)

A pleasant balcony that is enclosed by glazed balustrading and an aluminium hand rail.



A Superb Dining Room  
with a Balcony...





#### Breakfast Kitchen

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A Bright Breakfast Kitchen  
Featuring High-Quality Appliances





31 Whinfell Court



## Situated within a Quiet, Exclusive Development in the Sought-After Area of Whirlow and Benefiting from Access to an On-Site Activity Centre with a Swimming Pool

### Lounge

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### Dining Room Balcony

11'3 x 5'7 (3.43m x 1.70m)

A pleasant balcony that is enclosed by glazed balustrading and an aluminium hand rail.

From the entrance hall, an opening gives access to the:

### Inner Hallway

Having a coved ceiling, a flush light point and engineered oak flooring. Oak doors open to the master bedroom, bedroom 3 and bedroom 2.

### Master Bedroom

19'5 x 11'8 (5.92m x 3.56m)

A spacious master bedroom suite with a side facing timber double glazed window, coved ceiling, pendant light point, central heating radiator with

a decorative cover, TV/aerial point and a telephone point. To one wall, there is a range of fitted furniture, incorporating short/long hanging, shelving and drawers. An oak door opens to the master en-suite.

### Master En-Suite

Being fully tiled and having recessed lighting, an extractor fan, two illuminated vanity mirrors, a chrome heated towel rail and a shaver point. There is a NK Porcelanosa suite in white, which comprises of a low-level WC and a wall mounted wash hand basin with a chrome mixer tap and storage beneath. There is also a tiled bath with a chrome mixer tap, fitted rain head shower, an additional hand shower facility and a glazed screen.

### Bedroom 3

13'1 x 8'8 (4.00m x 2.64m)

Having a front facing timber double glazed window, pendant light point, TV/aerial point and a telephone point. There is a range of fitted furniture, incorporating shelving and drawers. Double oak doors and a separate oak door open to built-in wardrobes that contain shelving.

### Bedroom 2

16'3 x 10'9 (4.96m x 3.27m)

Another double bedroom with a front facing timber double glazed window, pendant light point, central heating radiator with a decorative cover and TV/aerial cabling. Double oak doors and a separate oak door open to built-in wardrobes, which incorporate long hanging and shelving.

### Exterior and Gardens

To the front of the apartment block, there is an area for temporary parking and further up the road there is a visitors car park. Stone steps lead down to the apartment building. To the front, there are mature shrubs and a path gives access to the communal entrance door. Also accessible from Whinfell Court is the double garage, which belongs to number 31 and is labelled number 10.

### Double Garage

16'2 x 15'0 (4.93m x 4.57m)

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

### Master Bedroom

19'5 x 11'8 (5.92m x 3.56m)

A spacious master bedroom suite with a side facing timber double glazed window, coved ceiling, pendant light point, central heating radiator with a decorative cover, TV/aerial point and a telephone point. To one wall, there is a range of fitted furniture, incorporating short/long hanging, shelving and drawers. An oak door opens to the master en-suite.

A Spacious Master  
Bedroom Suite



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### Master En-Suite



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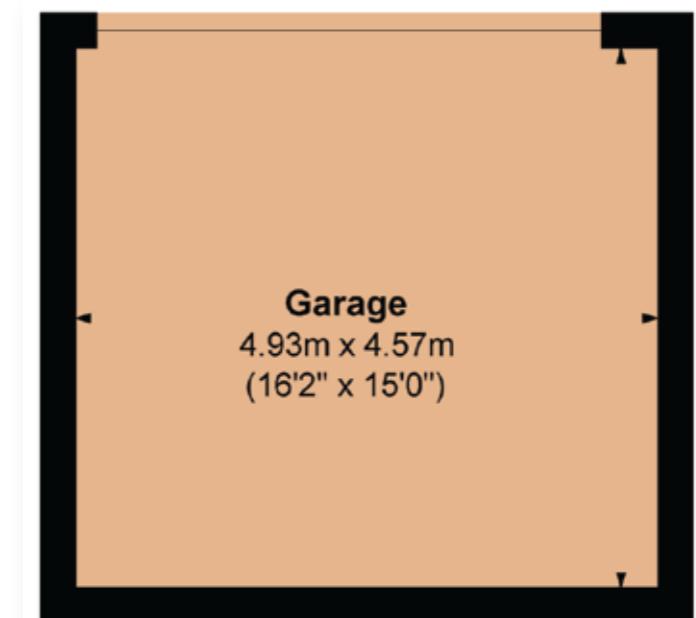
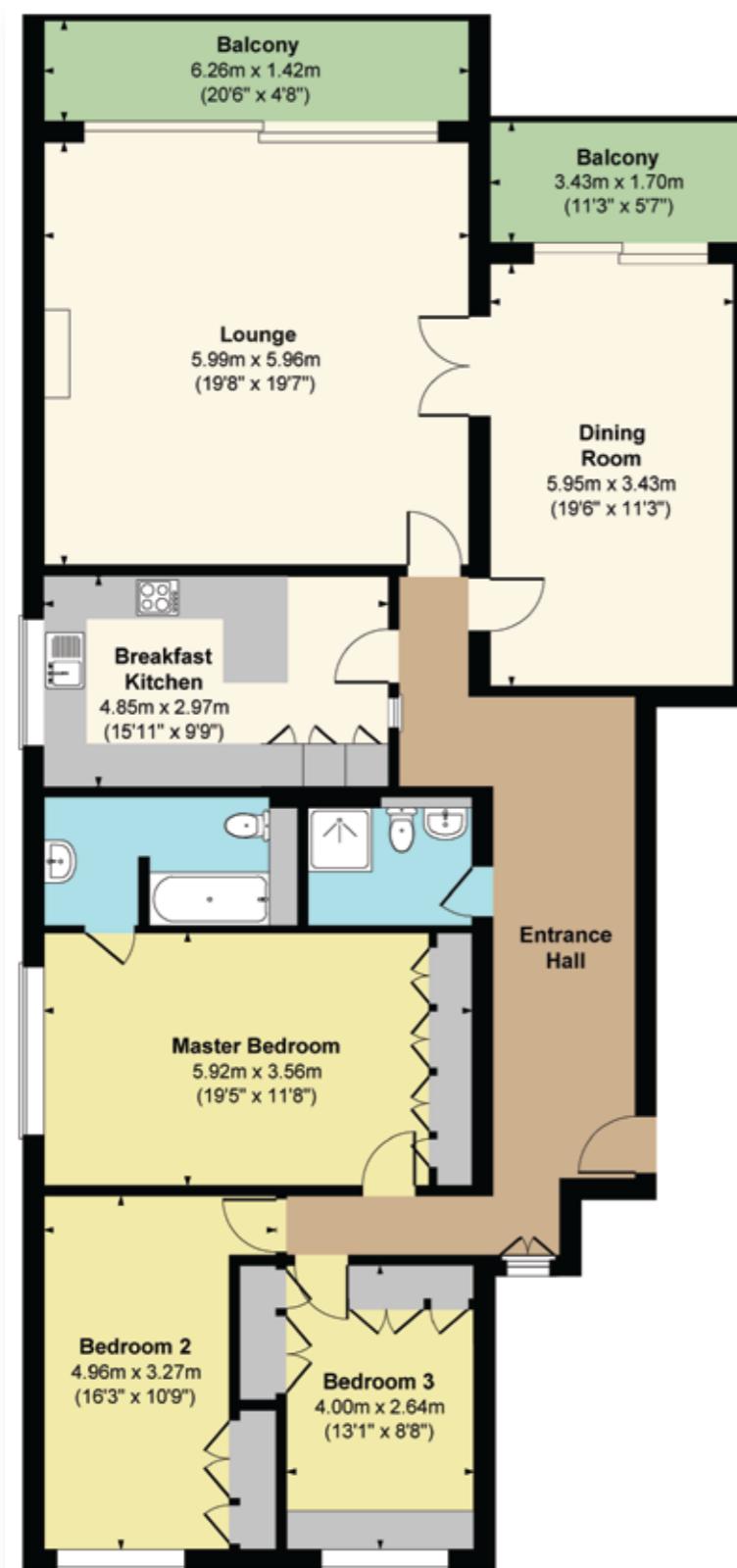
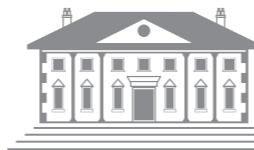
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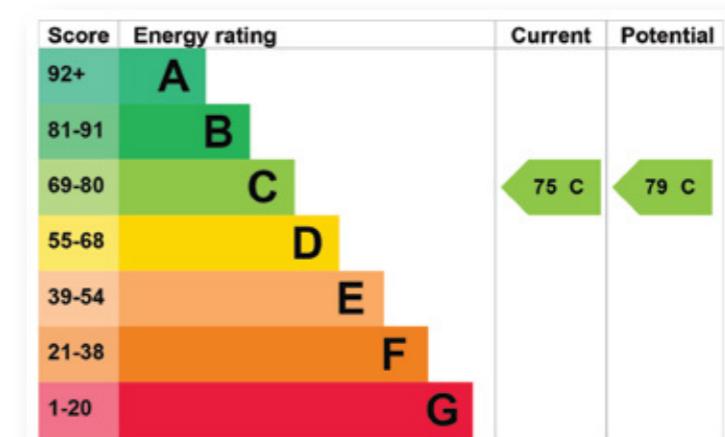
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**GARAGE NO. 10**  
**APPROXIMATE FLOOR AREA**  
**242 SQ.FT. (22.5 SQ.M.)**





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Viewing strictly by appointment with our consultant on  
**0114 358 2020**  
[www.bpestates.co.uk](http://www.bpestates.co.uk)

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**Tenure:** Leasehold

**Tenure Details:** The lease term is 300 years from 25 March 1981, therefore there are 257 years remaining.

**Service Charge and Ground Rent:** There is a yearly service charge which amounts to circa £5,400. The ground rent is also payable yearly at £75.

**Council Tax Band:** F

**Services:** Mains gas, mains electric, mains water and mains drainage. The mobile signal quality is moderate.

**Rights of Access/Shared Access:** The communal areas of the apartment block, its grounds and the activity centre are shared with the other residents.

**Covenants/Easements/Wayleaves and Flood Risk:** There are covenants on the title. 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.



**31 Whinfell Court**  
Whirlow, Sheffield, South Yorkshire S11 9QA  
**Offers Over £450,000**