



Plot 9 at The Brickworks
Stopes Road, Stannington, S6 6BW
(Property Model - The Needham)

0114 232 1764
morfittsmith.co.uk





A brand-new home to call your castle: Plot 9 at The Brickworks, Stannington.

Part of a truly stunning new development in the rolling hills west of Sheffield, this majestic 5-bedroom home is an outstanding modern canvass ready and waiting to become your own work of art.



So much more than a great location.

This property must be experienced first-hand to be truly appreciated. It does not share the fragility associated with other modern homes, rather it feels like the traditional stone-built house has evolved and been refined into a new supreme standard of home. It is a warm and inviting property with a colossal floorspace. It boasts generous, open and bright spaces with tall rooms and floor to ceiling windows. Every surface, material, feature and function has been considered and tailored to create the finest experience within this home. The kitchen, the bathrooms, the smart thermostats and contemporary appliances all move to further elevate the standards of this magnificent property. Combined with a private garden, twin garage, off-road parking and an enviable view, The Brickworks is a stunning property, ready and waiting to become your castle.



Why you'll love it.

Stannington is one of Sheffield's most beloved and established communities, perched upon the hills to the north-west it is in an enviable position between the peaks and the city. The Brickworks development rests just far enough from the village to feel like it has truly escaped into the hills, providing it with the tranquillity and the vistas of somewhere much farther removed from civilisation.



| Ground Floor | |
|-------------------------------------|-----------------------------------|
| Living Room | 20' 10" x 12' 3" (6.4m x 3.7m) |
| Kitchen / Dining Room | 28' 3" x 15' 7" (8.6m x 4.7m) max |
| WC | 5' 3" x 5' 1" (1.6m x 1.5m) |
| Utility Room | 6' 8" x 4' 8" (2.0m x 1.4m) |
| Entrance Hall | |
| Cupboard x2 | |
| First Floor | |
| Master Bedroom | 13' 8" x 12' 3" (4.2m x 3.7m) |
| Master Bedroom En suite Shower Room | 10' 7" x 6' 3" (3.2m x 1.9m) max |
| Master Bedroom Walk-in Wardrobe | |
| Study | 9' 9" x 8' 11" (3.0m x 2.7m) |
| Bedroom 4 | 12' 6" x 10' 6" (3.8m x 3.2m) max |
| Bedroom 5 | 12' 6" x 10' 0" (3.8m x 3.1m) max |
| Bathroom | 10' 5" x 5' 7" (3.2m x 1.7m) max |
| Airing Cupboard | |
| Second Floor | |
| Bedroom 2 | 16' 6" x 9' 1" (5.0m x 2.8m) max |
| Bedroom 3 | 16' 6" x 12' 3" (5.0m x 3.7m) max |
| Shower Room | 8' 2" x 6' 2" (2.5m x 1.9m) |
| Cupboard x2 | |
| External | |
| Garage x2 | |
| Driveway | |
| Private Garden | |



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective tenant/ purchaser.

Made with Metropix, **morfittsmith**
Estate & Letting Agent



we care about your move

Banner Cross

912 Ecclesall Road
Banner Cross
Sheffield S11 8TR
banner@morfittsmith.co.uk

Crookes

210 Crookes,
Crookes
Sheffield S10 1TG
crookes@morfittsmith.co.uk

Hillsborough

90 Middlewood Road
Hillsborough
Sheffield S6 4HA
hillsborough@morfittsmith.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.