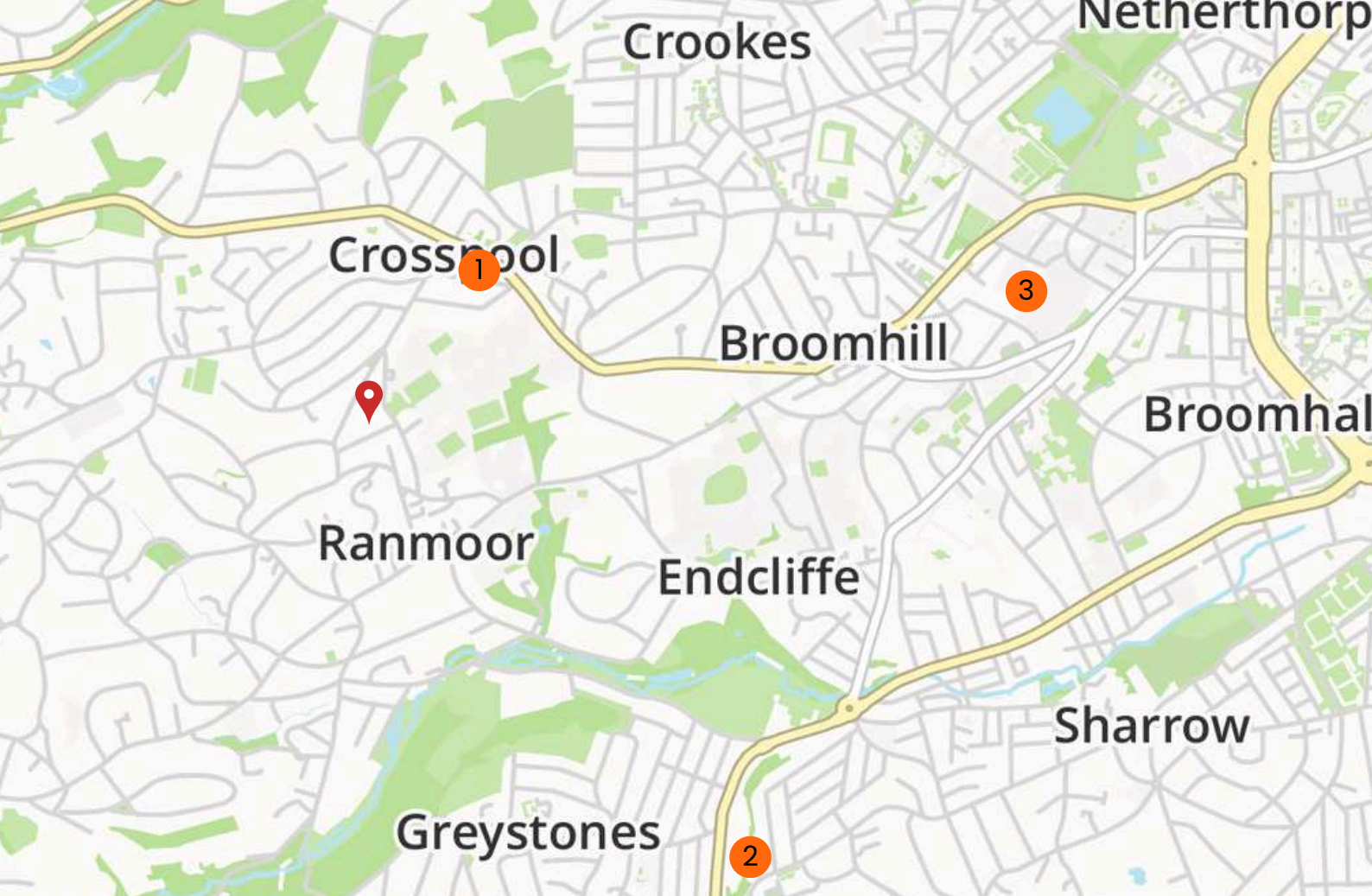


**TETNEY
ESTATE**



Sheffield train station 1.6 miles
Meadowhall 1.6 miles
Dore & Totley 6.3 miles
Woodhouse 5.5 miles



P Lydate Infant & Junior School 0.5 miles
P St Marie's School 0.4 miles
P Nether Green Infant & Junior School 0.7 miles
S Tapton School 0.1 miles
S Notre Dame High School 0.3 miles
S Birkdale School 0.8 miles



Leeds 37 miles
Manchester 36 miles
Doncaster 25 miles

- 1** Tesco Express 0.5 miles
- 2** Co-Op Food 1.6 miles
- 3** Royal Hallamshire Hospital 1.6 miles

Tetney Estate

Situated in the desirable Crosspool area of Sheffield, Tetney Estate offers a quiet and peaceful setting, set back from any main roads within a secure gated development. These luxurious four-bedroom homes are perfect for families seeking a calm, residential atmosphere while still being within easy reach of the city's vibrant amenities.

Each home is thoughtfully designed to a high specification, featuring spacious layouts, quality finishes, and everything you'd expect for modern family living



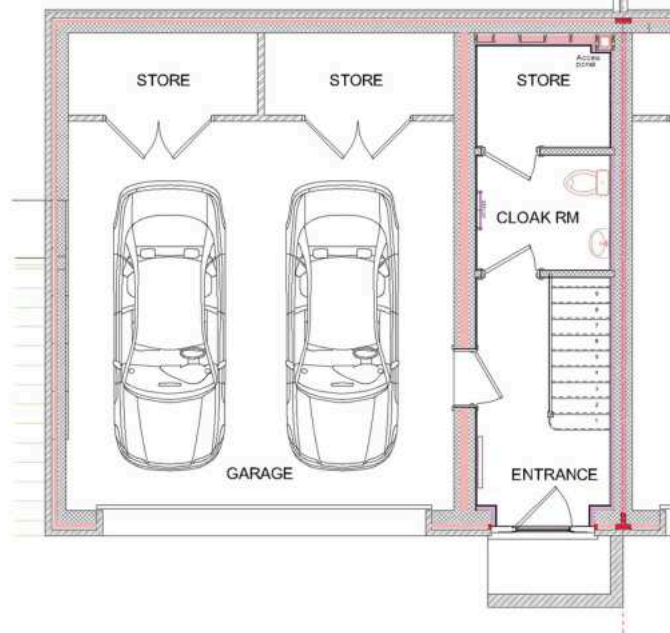
SITE PLAN

HOUSE TYPE 1



plot 1 is a generously sized four bedroom semi-detached family home that combines traditional charm with contemporary design. Featuring elegant stonework and a modern, spacious interior layout, this home is perfect for comfortable family living. The property boasts a large rear and side garden—ideal for outdoor entertaining and family activities. The garden is accessible via private stairs located at the side of the house or through striking double doors leading out from the first floor, seamlessly blending indoor and outdoor living. A double garage on the ground floor allows for safe and secure parking.

Select images in this brochure have been digitally enhanced using artificial intelligence for illustrative purposes.

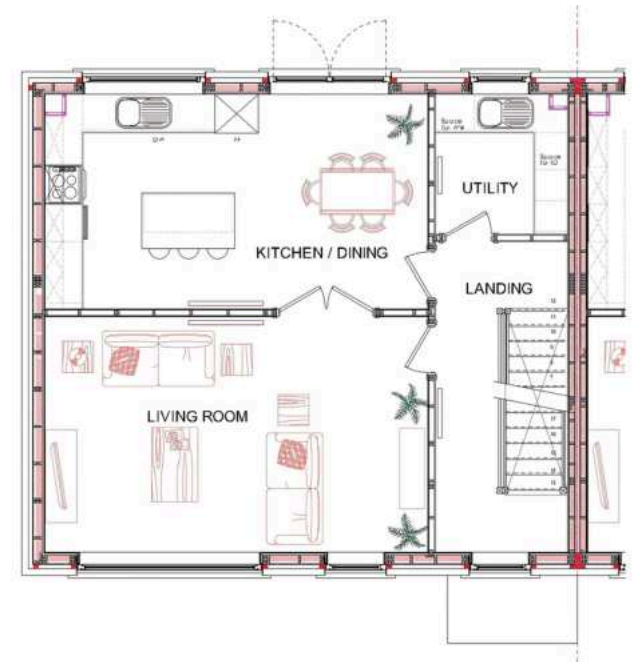


GROUND FLOOR

STORE ROOM	2.93M X 1.27M
STORE ROOM	2.93M X 1.27M
STORE ROOM	2.06M X 1.57
DOUBLE GARAGE	5.97M X 6.02M
CLOAKROOM	2.06M X 1.77M

LIVING ROOM	6.18M X 3.81M
KITCHEN / DINING	6.18M X 3.47M
UTILITY	2.13M X 2.26M

FIRST FLOOR

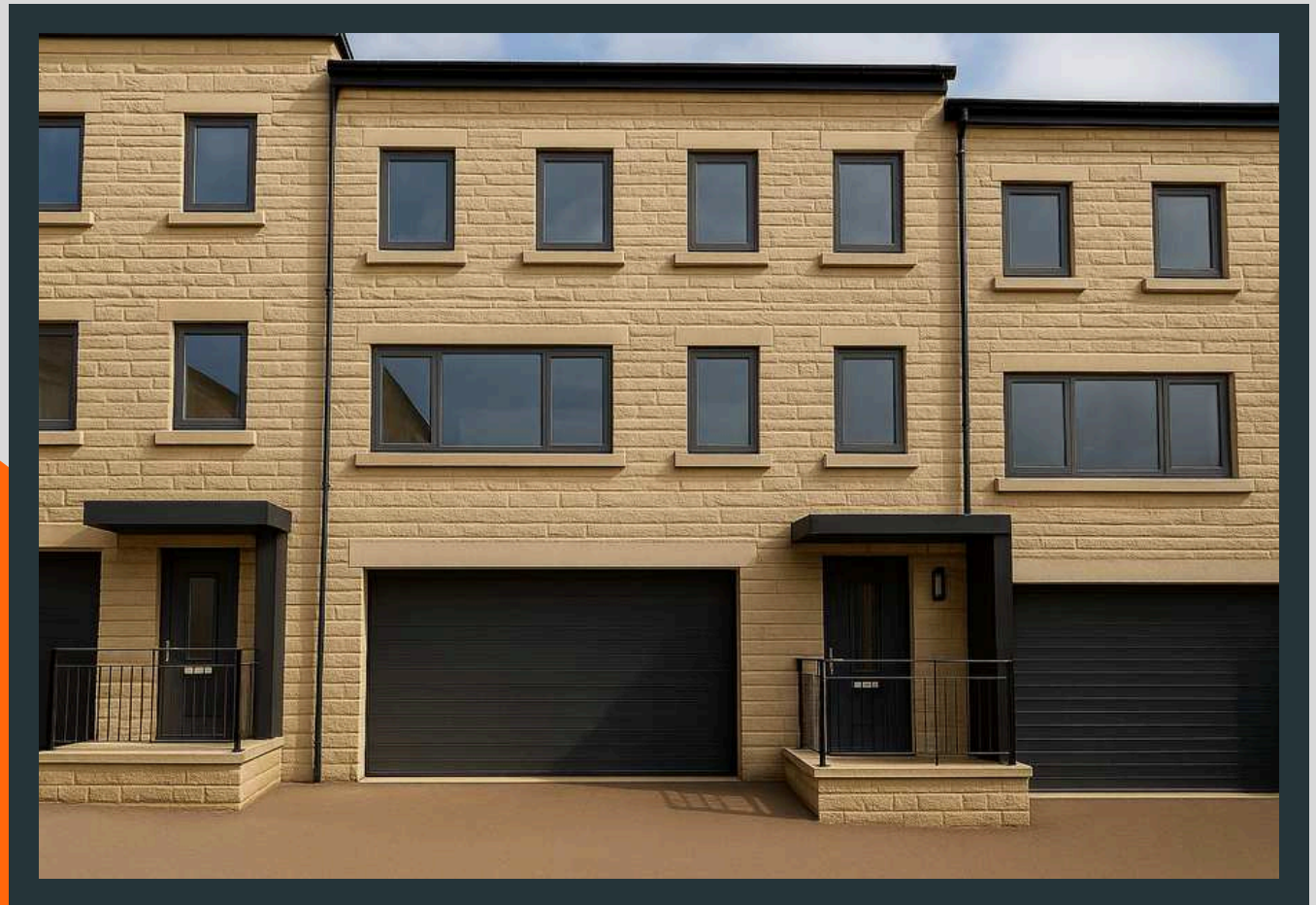


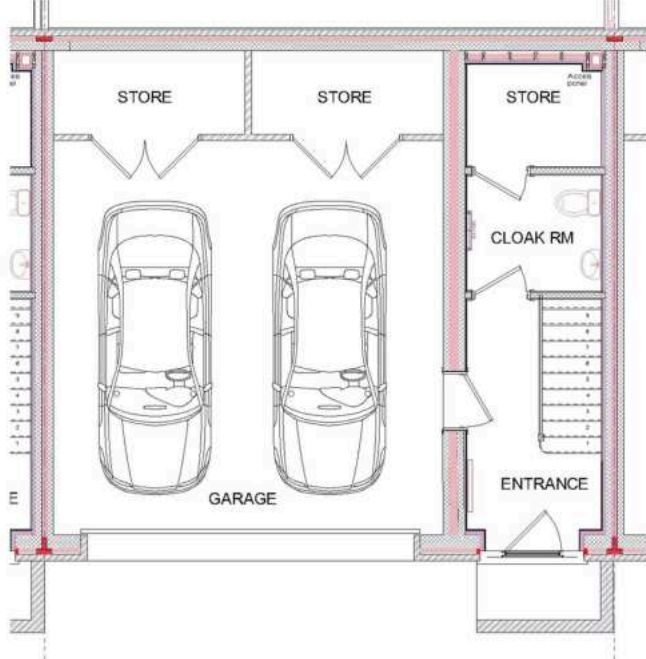
SECOND FLOOR

BEDROOM 1	3.9M X 3.16M
BEDROOM 2	2.86M X 4.12M
BEDROOM 3	3.25M X 3M
BATHROOM	2.08M X 3M
STUDY/BEDROOM	2.7M X 2.36M
ENSUITE	1.6M X 3.16M

plot 2, 3 & 4 are generously sized four bedroom terraced family homes that combine traditional charm with contemporary design. Featuring elegant stonework and a modern, spacious interior layout, these homes are perfect for comfortable family living. The property boasts beautiful double doors on the first floor that lead to the back garden - ideal for outdoor entertaining and family activities. Double garages on the ground floor allow for safe and secure parking.

HOUSE TYPE 2





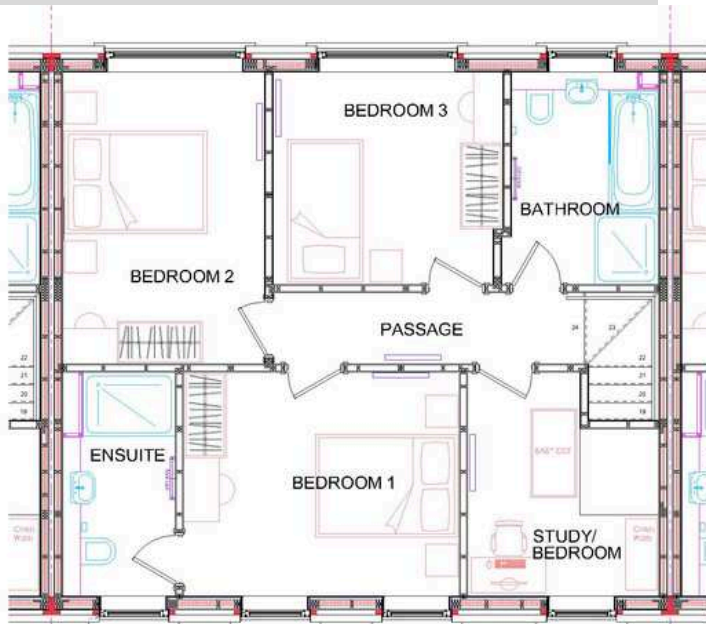
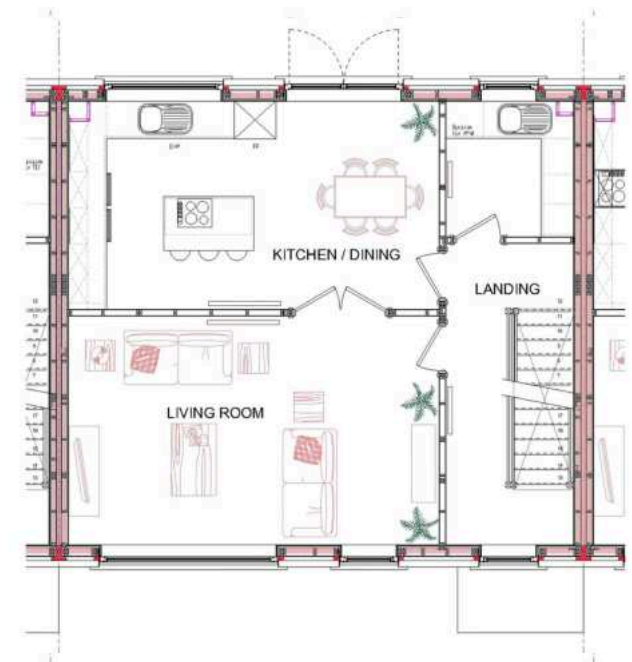
GROUND FLOOR

STORE ROOM	2.93M X 1.27M
STORE ROOM	2.93M X 1.27M
STORE ROOM	2.06M X 1.57
DOUBLE GARAGE	5.97M X 6.02M
CLOAKROOM	2.06M X 1.77M

LIVING ROOM
KITCHEN / DINING
UTILITY

6.18M X 3.81M
6.18M X 3.47M
2.13M X 2.26M

FIRST FLOOR



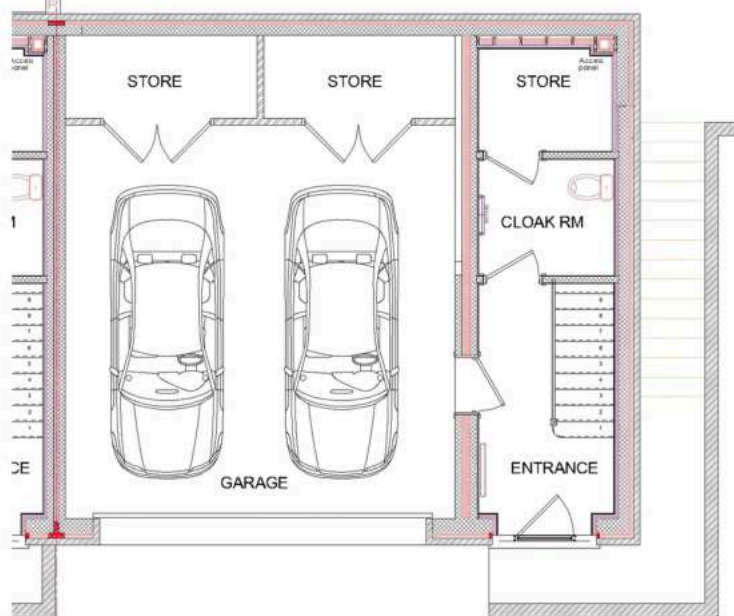
SECOND FLOOR

BEDROOM 1	3.9M X 3.16M
BEDROOM 2	2.86M X 4.12M
BEDROOM 3	3.25M X 3M
BATHROOM	2.08M X 3M
STUDY/BEDROOM	2.7M X 2.36M
ENSUITE	1.6M X 3.16M



HOUSE **TYPE 3**

plot 5 is a generously sized four bedroom semi-detached family home that combines traditional charm with contemporary design. Featuring elegant stonework and a modern, spacious interior layout, this home is perfect for comfortable family living. The property boasts a large rear and side garden—ideal for outdoor entertaining and family activities. The garden is accessible via private stairs located at the side of the house or through striking double doors leading out from the first floor, seamlessly blending indoor and outdoor living. A double garage on the ground floor allows for safe and secure parking.



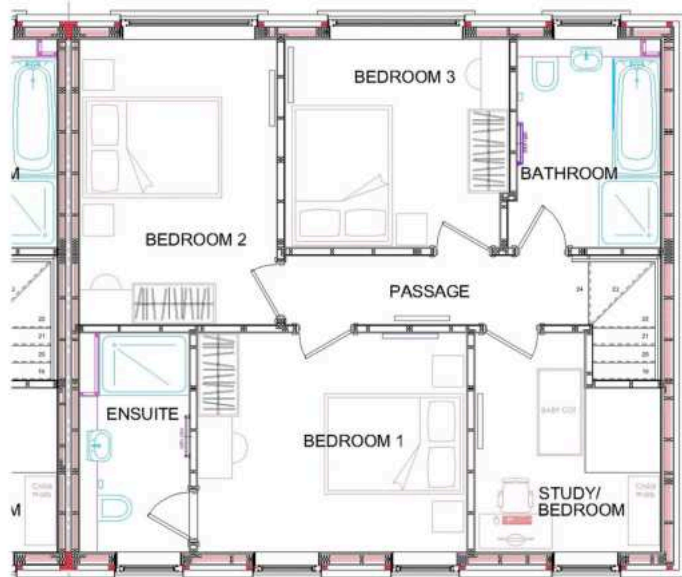
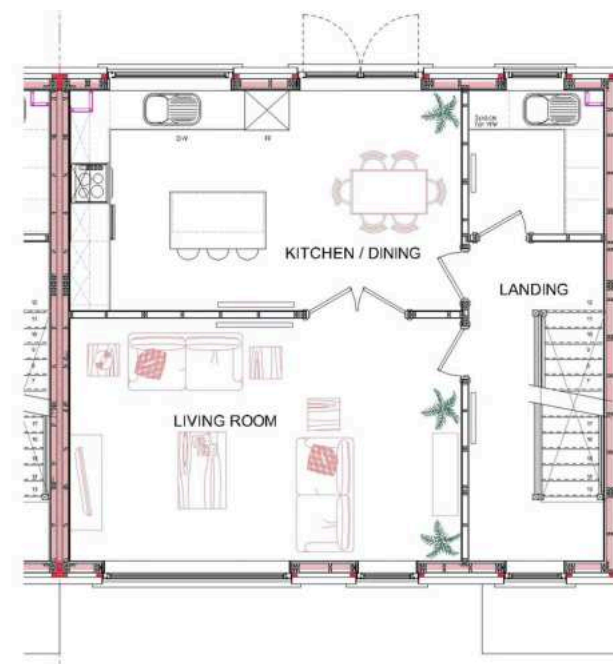
GROUND FLOOR

STORE ROOM	2.93M X 1.27M
STORE ROOM	2.93M X 1.27M
STORE ROOM	2.06M X 1.57
DOUBLE GARAGE	5.97M X 6.02M
CLOAKROOM	2.06M X 1.77M

LIVING ROOM KITCHEN / DINING UTILITY

6.18M X 3.81M
6.18M X 3.47M
2.13M X 2.26M

FIRST FLOOR



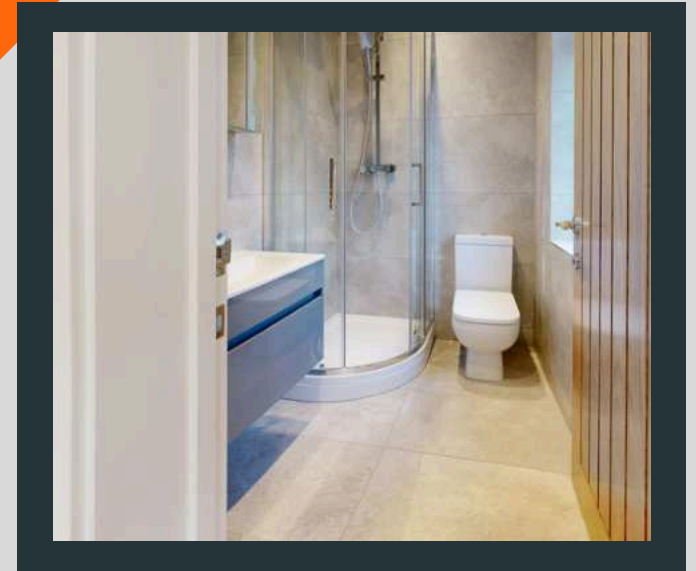
SECOND FLOOR

BEDROOM 1	3.9M X 3.16M
BEDROOM 2	2.86M X 4.12M
BEDROOM 3	3.25M X 3M
BATHROOM	2.08M X 3M
STUDY/BEDROOM	2.7M X 2.36M
ENSUITE	1.6M X 3.16M

WHY CHOOSE THE TETNEY ESTATE...



Our mission is simple — to build luxury family homes in some of the most desirable locations. As a smaller business, our values are rooted in personal experience, and we take great pride in delivering homes that we would be proud to live in ourselves. Being able to offer this level of quality and care to other families is a true achievement for us.



Unlike many larger developers, we focus on smaller, carefully chosen sites. This allows us to maintain exceptional standards and deliver beautifully finished homes with a high level of attention to detail.



SUSTAINABILITY & RESPONSIBILITY

We are committed not only to quality craftsmanship but also to sustainability. Our aim is to create homes that are both environmentally conscious and future-proof. Each of our properties features:

- Solar panels to harness renewable energy
- EV chargers to support electric vehicle use
- Built-in bat boxes integrated into the stonework, helping to support local wildlife

We work closely with local ecologists to ensure our developments enhance biodiversity and respect the natural environment.

MJB TECHNICAL

MJB Technical Services
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Chesterfield
Derbyshire
S41 8NG

SERVICES

For all enquiries, please contact

● 01246 267559

● info@mjbtech.co.uk



All layouts and dimensions in this brochure are based on approved planning drawings and are provided as a guide. While every effort has been made to ensure accuracy, minor variations may occur during construction. The images shown are for illustrative purposes only—they are intended to give a general impression of the finished homes and may not reflect final details or finishes.