



Fowey Place | Overton Road | Sutton | Surrey
£1,300,000





Fowey Place, Overton Road,
Sutton, Surrey

£1,300,000 Freehold

Generously arranged over three floors this beautifully presented and contemporary six bedroom detached family home is set in a cul-de-sac location in the sought after area of South Sutton. The ground floor accommodation comprises two reception rooms, a superb and modern fitted kitchen/family room, a utility room and a downstairs cloakroom. On the first floor you will find the master bedroom with a walk in wardrobe and en-suite shower, two further bedrooms, a contemporary four piece family bathroom and a television room which could be used as an additional bedroom. The second floor comprises three further bedrooms two of which have en-suite shower rooms and ample storage. The property is set within a cul-de-sac location and is further complimented with a garage, off street parking and a private rear garden.



Entrance Hall

Front door with obscure window to front aspect, tiled flooring with underfloor heating, wall mounted thermostat, under-stair storage cupboard.

Reception Room

Accessed via double glazed glass paneled doors, wood flooring, double glazed window to front aspect, under floor heating.

Lounge

Double glazed window to front aspect, wood flooring, under floor heating, T.V points, wall mounted thermostat.

Downstairs W.C

Tiled floor, part tiled walls, wall mounted wash hand basin with mixer taps, low level W.C, chrome towel radiator,

Kitchen / Family Room

Range of base and matching wall mounted units, granite work-surfaces, integrated double oven, integrated five ring gas hob with overhead extractor fan, double glazed window to rear aspect, integrated microwave, integrated

tall fridge and freezer, integrated dishwasher, double bowl stainless steel sink with mixer tap and drainer, tiled flooring. Family room: Dual aspect area with double glazed window to side aspect and double glazed patio doors leading to garden, sky light, space for dining table and chairs, tiled flooring, T.V points, under floor heating.

Utility Room

Range of base and wall mounted units with roll top work-surfaces, space for washing machine and tumble dryer, cupboard housing boiler, stainless steel sink with drainer and hot and cold taps, obscure double glazed window to side aspect, tiled floor.

First Floor Landing

Accessed via open balustrade staircase, radiator, wood flooring, double glazed window to side aspect, storage cupboard housing mega-flow system.

Master Bedroom

Radiator, double glazed window to rear aspect, walk in wardrobe with built in units and shelves.





Ensuite W.C

Wall mounted his and hers sink with mixer taps, obscure double glazed window to rear aspect, low level W.C, walk in shower with glass screen, hand held shower attachment and fitted oversized shower head, chrome towel radiator.

Bedroom

Radiator, double glazed window to rear aspect, built in wardrobe.

Family Bathroom

Part tiled walls and tiled floor, four piece suite including wall mounted wash hand basin with mixer taps, walk in shower with glass screen, handheld shower attachment and fitted oversize shower head, panel enclosed bath with hand held shower attachment, chrome towel radiator, low level W.C, obscure double glazed window to side aspect.

Bedroom

Double glazed window to front aspect, radiator.

T.V Room

Storage cupboard, double glazed window to front aspect, radiator.

Second Floor

Double glazed window to front aspect, radiator.





Bedroom

Double glazed window to rear aspect, radiator, built in wardrobe.

Ensuite Bathroom

Tiled floor, part tiled walls, panel enclosed bath with hand held shower attachment, walk in shower with glass screen, hand held shower attachment and fitted oversize shower-head, wall mounted wash hand basin with mixer taps, low level W.C, velux double glazed window to side aspect, chrome towel radiator.



Bedroom

Double glazed window to front aspect, built in wardrobes, radiator.

Ensuite Shower

Walk in shower with glass screen, hand held shower attachment and fitted oversize shower head, wall mounted sink, low level W.C, part tiled walls, tiled floor, double glazed velux window to front aspect.

Bedroom

Double glazed window to rear aspect, loft access, radiator.





Garden

Fence enclosed, patio area ideal for garden furniture, laid to lawn area, outside light and tap, access to garage.

Garage

Power and light, up and over door.

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- CONVEYANCING

Your View...

1 Fowey Place

Approximate Gross Internal Area = 238 sq m / 2562 sq ft
 Garage = 19.5 sq m / 210 sq ft
 Total = 257.5 sq m / 2772 sq ft

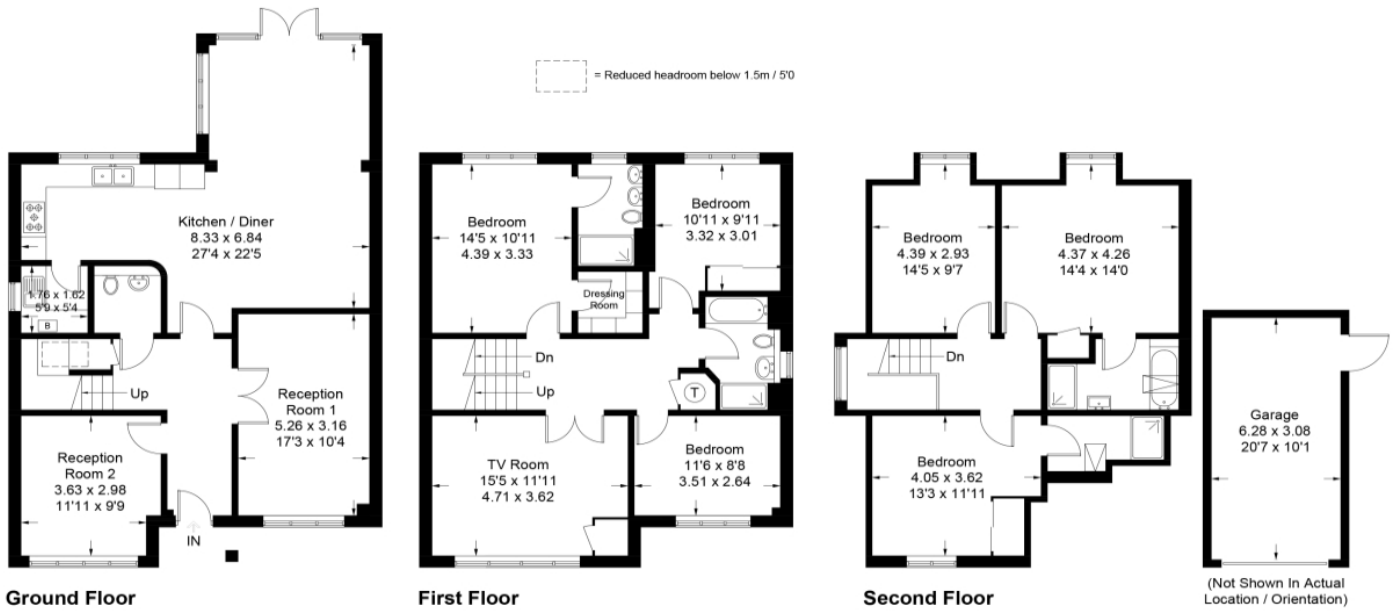


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID370309)

Goodfellows Branch Network



Local Authority

Agents Notes

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

All Measurements

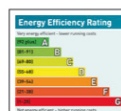
All Measurements are Approximate

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For full EPC please contact the branch