



## Wakefield Road, Great Sutton CH66 2HW

### £325,000

This immaculately presented 3-bedroom detached property, perfectly blending modern style and family functionality in a highly sought-after location. Thoughtfully designed and beautifully maintained, this home is move-in ready and ideal for families or professionals alike.

Step into the spacious, modern kitchen-diner, the heart of the home, complete with high-end integrated appliances. For added convenience, there's a utility room to keep laundry tucked away and a handy downstairs W/C. The living room exudes warmth and versatility, offering a relaxing space to unwind while providing the perfect blank canvas to personalize to your taste. Large windows flood the room with natural light.

Upstairs, the home boasts three inviting bedrooms. The main bedroom is a true retreat, featuring a sleek and stylish ensuite shower room. A second double bedroom provides generous space,

- 3 Bedroom Detached Property
- Corner Plot
- Modern Throughout
- Downstair W/C
- Garage
- Ensuite to Main Bedroom
- Catchment Area for Outstanding Schools
- Utility Room
- Driveway for 2 Cars
- Viewing Highly Recommended



## Kitchen

8.22 x 3.30 (26'11" x 10'9")

Large kitchen/dining area across the full width of the home, lots of integrated appliances - including a fridge/freezer, induction hob, dishwasher, oven and grill. A range of white high gloss units with white granite worktops. Tile flooring and skirting board. Patio doors lead onto rear garden.

## Living Room

3.43 x 4.73 (11'3" x 15'6")

Great sized front living room with neutral decoration - grey laminate flooring. Window to the front elevation.

## Hallway

White walls with light grey laminate flooring - leads straight forward onto the kitchen/dining area at the rear. Downstairs W/C on the left and the front living room on the right. Oak effect doors lead to each room.

## Utility Room

2.53 x 2.0 (8'3" x 6'6")

A range of high gloss wall and base units. Integrated fridge. Space for a washing machine.

## Downstairs W/C

0.8 x 1.76 (2'7" x 5'9")

White W/C and sink with high gloss white cupboard. Chrome towel radiator.

## Bedroom 1

3.09 x 3.15 (10'1" x 10'4")

Good sized double bedroom with light grey walls and carpet. Window facing onto the rear garden. Leads onto an ensuite shower room.

## Ensuite

2.07 x 1.50 (6'9" x 4'11")

White walls and grey tile shower room. Walk in waterfall style shower with glass wall. White W/C and sink with high gloss white under sink cupboard. Chrome towel radiator.

## Bedroom 2

3.06 x 2.71 (10'0" x 8'10")

Good sized double bedroom with light grey walls and carpet. Window facing onto the front elevation.

## Bedroom 3

2.28 x 2.36 (7'5" x 7'8")

Single bedroom with white walls and grey carpet. Window facing onto the rear garden.

## Bathroom

2.28 x 1.88 (7'5" x 6'2")

Modern bathroom with bath and waterfall style shower. Grey floor and wall tiles with light up display in bath. White W/C and sink with high gloss white under sink cupboard. Chrome towel radiator.

## Garden

Large rear garden with grassed area, along with grey decking area. Multiple outdoor plug sockets. As well as grey slated area. Not overlooked from behind or to the right due property being a corner plot.

## Garage and Driveway

Garage with power and ample storage space. Block paved driveway for 2 cars.

## IMPORTANT INFORMATION

This property is being sold by an employee of Monopoly Buy Sell Rent

\*Key facts interactive report link available in video tour and brochure sections. \*

MONEY LAUNDERING REGULATIONS 2003  
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991  
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify





that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.



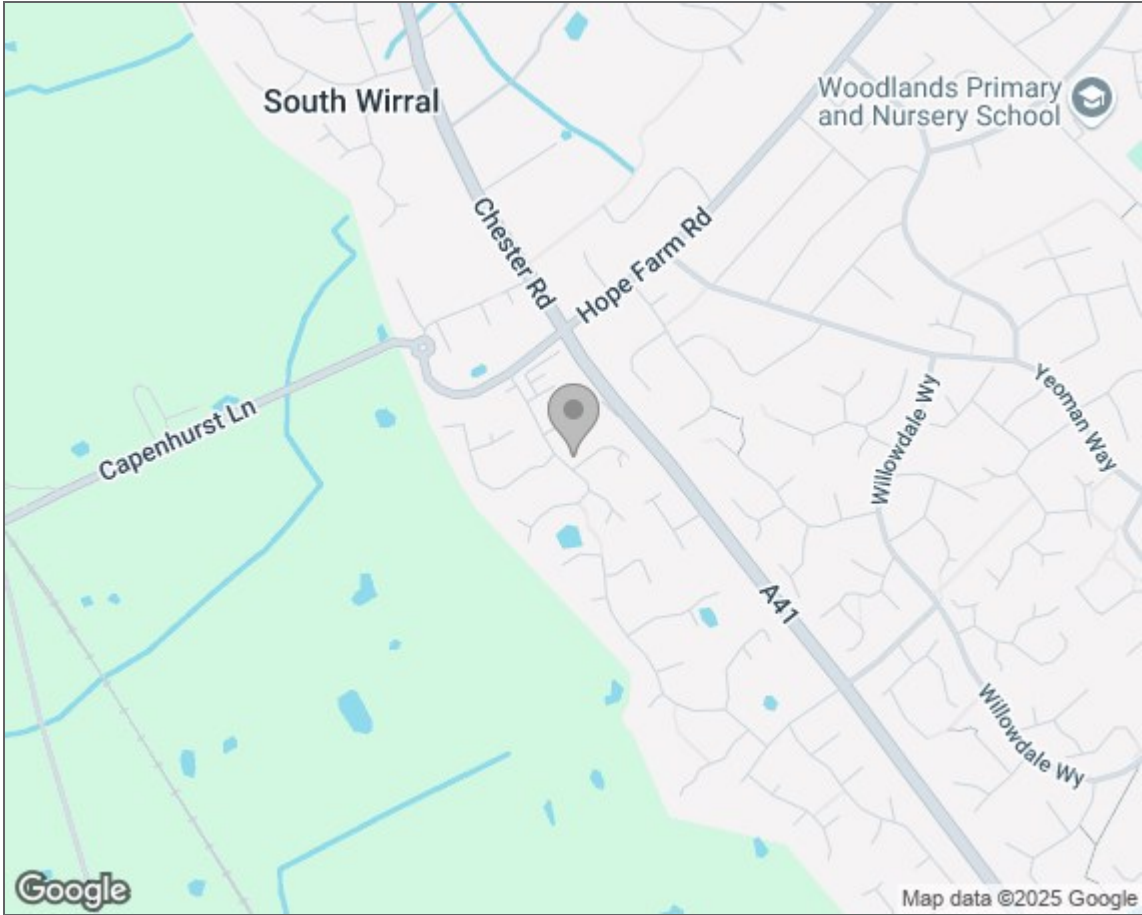












Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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