



Berwick Road, Little Sutton

£385,000



LESLEY HOOKS
ESTATE AGENTS





Step into this exquisite period semi-detached home that exudes unparalleled style and sophistication at every turn. As you enter through the hallway, you're greeted by the warmth of uPVC double glazing and combi fired gas central heating, ensuring comfort throughout the seasons. The lounge beckons with its inviting ambiance, boasting a feature fireplace and a charming log burner, perfect for cosy evenings with loved ones. Move seamlessly into the open plan kitchen dining room, where culinary delights await amidst the sleek island unit and a range of integrated appliances. The pièce de résistance? A boiler tap, seamlessly combining convenience with modern elegance. Adjoined to the kitchen is a captivating conservatory with warm insulated roof, offering an abundance of natural light and a serene retreat with its Bi-fold doors leading out to the enchanting garden oasis. Picture-perfect for hosting gatherings or simply basking in the tranquility of nature. Ascend to the first floor where three generously proportioned bedrooms await, each adorned with fitted wardrobes, providing ample storage space without compromising on style. The three-piece bathroom is a nod to Victorian elegance, featuring a luxurious roll-top bath, ideal for unwinding after a long day. Venture up to the second floor and discover the master bedroom, a sanctuary of comfort and luxury, complete with fitted wardrobes and an en-suite shower room, offering a private haven for relaxation. Outside, the rear garden is a true haven, offering a divine retreat with its generous proportions and inviting patio area, perfect for al fresco dining or leisurely moments under the sun. Meanwhile, the front driveway provides convenient off-road parking, adding to the allure of this captivating abode. In summary, this stunning period semi-detached home seamlessly blends timeless elegance with modern comfort, offering a lifestyle of luxury and refinement. Don't miss the opportunity to make this exquisite property your own. Council tax band D. Freehold.



- Porch**
6'0" (1.83m) x 3'5" (1.04m)
- Hallway**
16'9" (5.11m) x 6'0" (1.83m)
- Lounge**
16'0" (4.88m) Into Bay x 12'3" (3.73m)
- Kitchen Dining Room**
19'1" (5.82m) x 13'10" (4.22m)
- Conservatory**
16'9" (5.11m) x 11'7" (3.53m)
- Bedroom Two**
15'9" (4.8m) Into Bay x 10'10" (3.3m)
- Bedroom Three**
13'9" (4.19m) x 10'10" (3.3m)
- Bedroom Four**
7'7" (2.31m) x 7'6" (2.29m)
- Bathroom**
7'7" (2.31m) x 6'4" (1.93m)
- Master Bedroom**
12'11" (3.94m) Max x 12'9" (3.89m)
- En-Suite**
6'3" (1.91m) x 6'1" (1.85m)

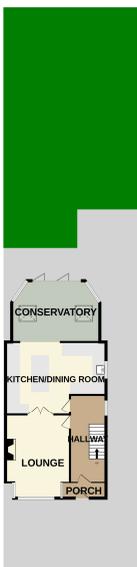




GROUND FLOOR
19'0" x 11'0" (5.79 x 3.35) approx.

1ST FLOOR
10'0" x 10'0" (3.05 x 3.05) approx.

2ND FLOOR
10'0" x 10'0" (3.05 x 3.05) approx.



TOTAL FLOOR AREA: 1547 sq.ft. (143.7 sq.m.) approx.
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