



Farmstead Way, Great Sutton

Offers Over £220,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this beautifully presented three-bedroom semi-detached home, perfectly situated next to the convenient shops on Hope Farm Road and within easy reach of excellent local schools, this property is an ideal choice for families and professionals alike. As you step onto the driveway, you'll immediately notice the thoughtful conversion of the garage into a cosy sitting room. This versatile space can serve as a home office, or an additional entertainment area, enhancing the homes flexibility to meet your lifestyle needs. There is a separate lounge, ideal for family gatherings. The heart of this home is undoubtedly the smart fitted open plan kitchen and family room. This space is designed for both functionality and style, featuring modern appliances and a spacious dining area, a perfect spot for morning coffee but don't sit for too long there is laundry to do in the handy utility room! Doors lead directly from the kitchen to the rear garden, making indoor-outdoor living and entertaining a breeze. The rear garden is a delightful extension of the living space, offering a private outdoor sanctuary with a summer house to relax in. Whether you enjoy gardening, outdoor dining, or simply relaxing in the fresh air, this garden is an ideal backdrop for all your outdoor activities.



To the first floor you will find three well-proportioned bedrooms these rooms are perfect for family members or guests, with ample storage and room to personalise. The modern family bathroom is equipped with contemporary fixtures and fittings, providing a stylish and functional space for daily routines. This home is located just off Yeoman Way and benefits from its proximity to local shops, ensuring that everyday conveniences are just a short walk away. The location is also superb for families, with reputable schools nearby, making the morning school run a breeze. In summary, this three bedroom semi-detached home with its converted garage, separate lounge, and open kitchen/family room, combined with its excellent location and modern amenities, offers a perfect blend of comfort, style, and convenience. Call now to make today the day you find your next home! Council tax Band B. Freehold.

Entrance Hall

10'5" (3.18m) x 3'1" (0.94m)

Lounge

13'6" (4.11m) x 12'5" (3.78m)

Sitting Room

15'0" (4.57m) x 7'5" (2.26m)

Kitchen/Family Dining Room

10'5" (3.18m) x 23'9" (7.24m)

Utility

6'2" (1.88m) x 7'0" (2.13m)

Bedroom One

13'0" (3.96m) x 8'9" (2.67m)

Bedroom Two

9'2" (2.79m) x 9'4" (2.84m)

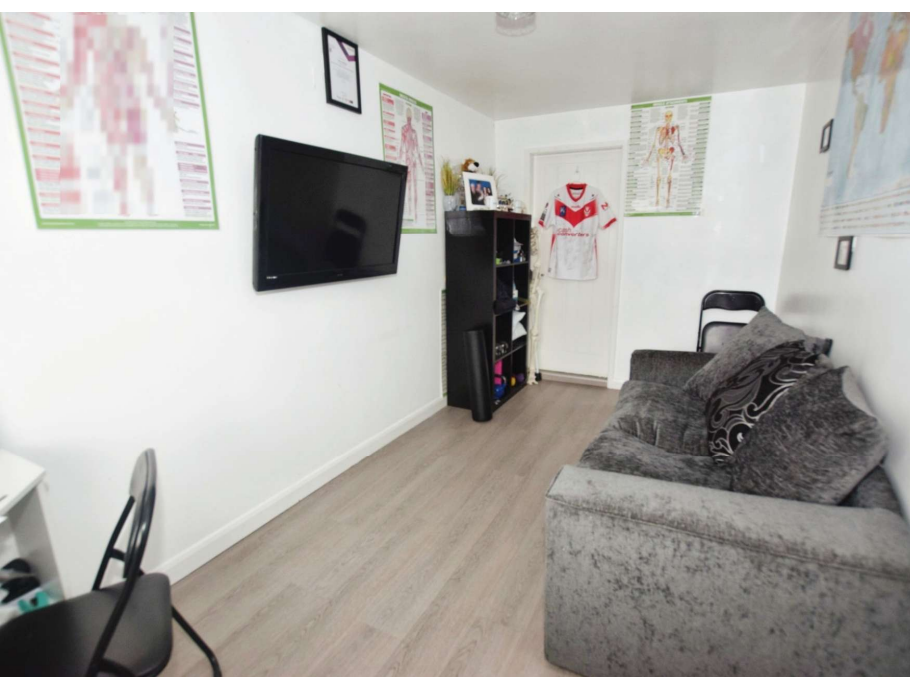
Bedroom Three

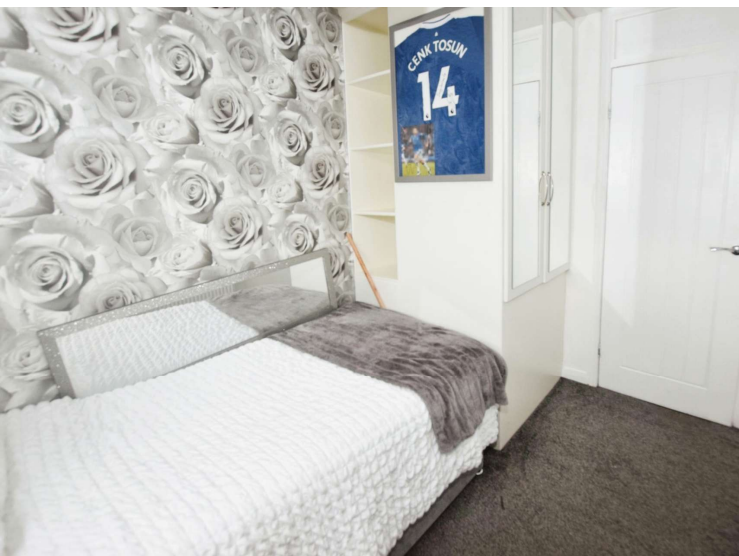
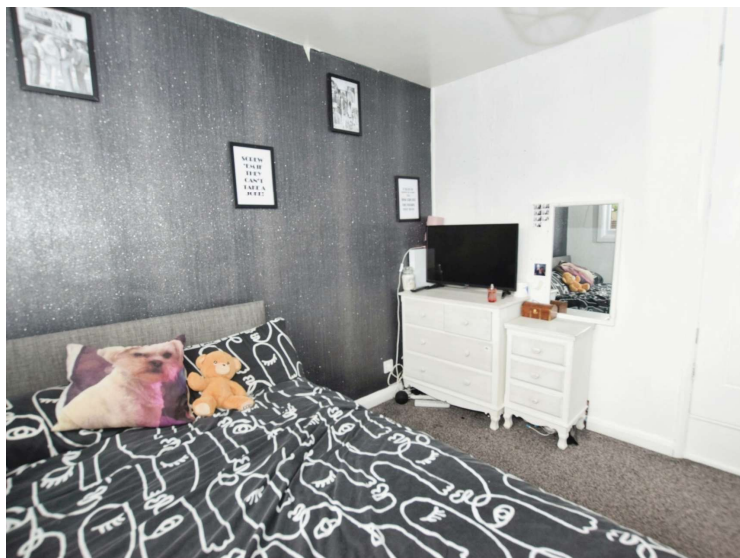
10'3" (3.12m) x 6'9" (2.06m)

Bathroom

6'1" (1.85m) x 6'1" (1.85m)

Summer House 9'8" (2.95m) x 7'8" (2.34m)







GROUND FLOOR

1ST FLOOR



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