



# Hillcrest Road, Little Sutton

£400,000



**LESLEY HOOKS**  
ESTATE AGENTS





This beautiful detached family home full of character is located on a highly sought-after road within an exclusive estate of substantial, individually handcrafted properties, each personally built and designed with its own unique charm and appeal.

Perfectly positioned within walking distance of the village, this spacious property offers generous and versatile living accommodation throughout, making it ideal for family life.

The accommodation briefly comprises: Entrance Hall, Lounge, Dining Room, Conservatory, Kitchen, Utility Room, Downstairs Shower Room, and three well-proportioned Bedrooms, along with a Family Bathroom and Separate WC.

Externally, the property benefits from a driveway leading to the garage, as well as attractive front and rear gardens, providing ample outdoor space for relaxation and entertaining.

This wonderful home, rich in character and charm, is offered with no onward chain, making it an excellent opportunity for those looking to move quickly.

Come and make this your forever home in one of the area's most desirable and distinguished locations in Little Sutton.



**Lounge**  
16'9" (5.11m) x 11'0" (3.35m)

**Dining Room**  
11'5" (3.48m) x 10'0" (3.05m)

**Kitchen**  
11'9" (3.58m) x 11'5" (3.48m)

**Utility Room**  
11'6" (3.51m) x 4'6" (1.37m)

**Shower Room**  
6'8" (2.03m) x 4'6" (1.37m)

**Conservatory**  
19'7" (5.97m) x 11'2" (3.4m)

**Bedroom One**  
17'0" (5.18m) x 11'0" (3.35m)

**Bedroom Two**  
11'5" (3.48m) x 10'0" (3.05m)

**Bedroom Three**  
12'0" (3.66m) x 9'5" (2.87m)

**Bathroom**  
8'2" (2.49m) x 5'9" (1.75m)

**WC**  
3'7" (1.09m) x 2'5" (0.74m)

**Garage**  
16'9" (5.11m) x 9'0" (2.74m)

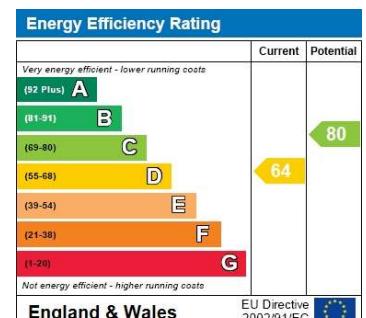






GROUND FLOOR  
880 sq.ft. (81.7 sq.m.) approx.

1ST FLOOR  
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 1445 sq.ft. (134.2 sq.m.) approx.  
 Whilst every attempt is made to ensure accuracy, we do not guarantee the correctness of these measurements or doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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