



# 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 has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.