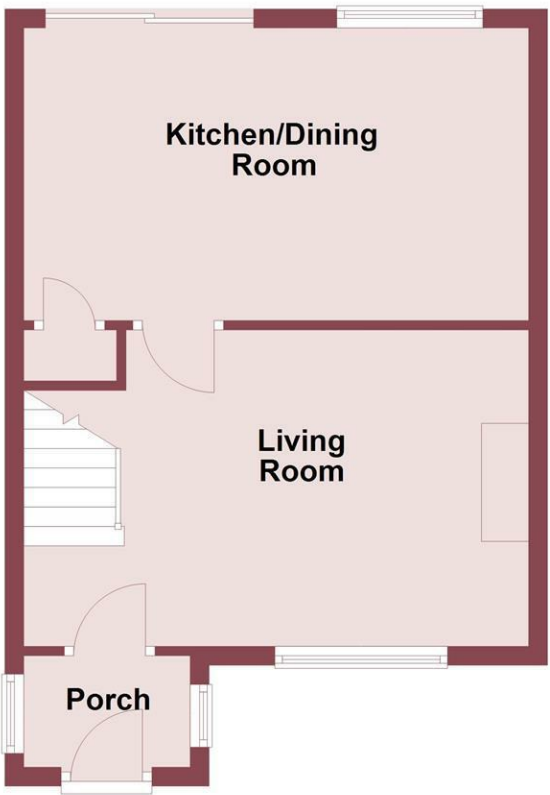
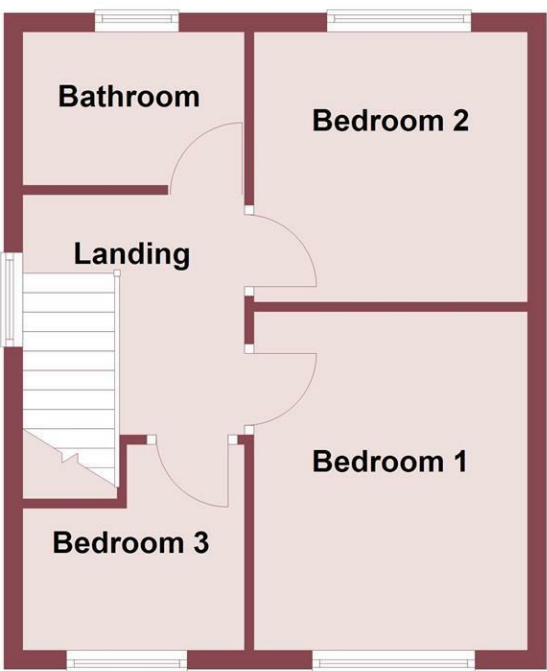




Ground Floor



First Floor



## Hope Farm Road, Great Sutton, CH66 2TN

£230,000

3 Bedroom 1 Reception 1 Bathroom C

\*\*No Onward Chain - Attention First Time Buyers - Sought After Location In Great Sutton - Immaculately Presented Property\*\*

Hewitt Adams are delighted to offer to the market for sale this three bedroom, semi-detached house on the ever so sought after Hope Farm Road in Great Sutton. A short distance from excellent local amenities, good transport links and catchment area for highly acclaimed schools. The property has undergone a scheme of improvements by the current owner and really must be viewed to full appreciate everything this property has to offer.

In brief the accommodation comprises; Porch, lounge, newly fitted kitchen/diner. To the first floor there are three bedrooms. There is also a beautifully fitted family bathroom.

Externally, to the front of the property there is a driveway providing off road parking, gated access leading to the garden.

The rear garden is laid to lawn with a large patio area, secure boundaries, timber garden shed. The property further offers scope to extend to the rear or side - subject to the relevant consents.

Viewing is essential to fully appreciate everything this home has to offer.



Porch

6'03 x 4'11 (1.91m x 1.50m)

uPVC front door to porch, windows to side, meter cupboard, door to lounge.

Lounge

15'00 x 14'07 (4.57m x 4.45m)

Windows to front and side aspect, central heating radiator, stairs to first floor, door to kitchen/diner.

Kitchen/Diner

14'08 x 10'08 (4.47m x 3.25m)

Comprising a range of well appointed wall and base units with complimentary work surfaces incorporating sink and drainer, cooker, space for fridge freezer and washing machine, inset spotlights, window and sliding doors to rear, understairs storage cupboard.

Landing

Window to side aspect, loft access hatch, doors to;

Bedroom 1

16'03 x 8'07 (4.95m x 2.62m)

Window to front elevation, central heating radiator.

Bedroom 2

9'02 x 8'03 (2.79m x 2.51m)

Window to rear elevation, central heating radiator.

Bedroom 3

10'10 x 6'00 (3.30m x 1.83m)

Window to front elevation, central heating radiator.

Bathroom

6'01 x 5'11 (1.85m x 1.80m)

Comprising; WC, wash hand basin with vanity, bath, heated towel radiator, inset spotlights, window to rear elevation.

Additional Information

Some of the recent improvements includes;

Brand new central heating system throughout

- Full electrical rewire with certificate
- Brand new flooring throughout

- Brand New Kitchen + Bathroom
- Re plastered throughout
- All windows and patio door replaced with modern uPVC double glazing
- Brand new External Wall Insulation and render to front elevation to improve EPC rating

