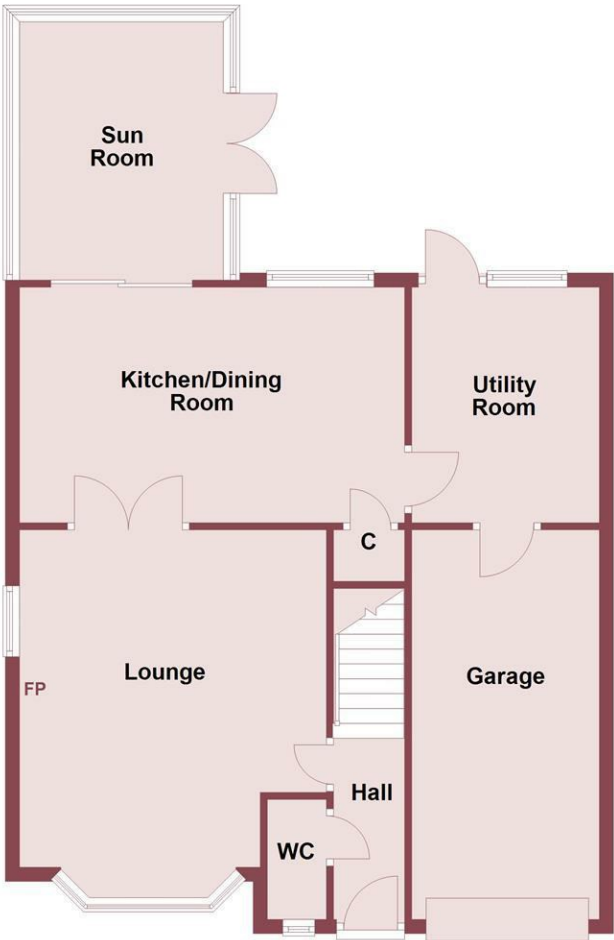
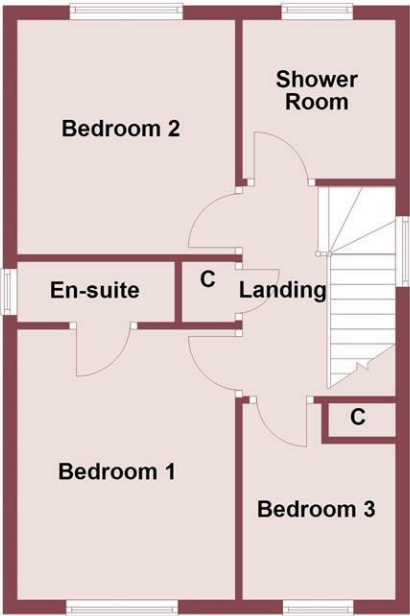




Ground Floor



First Floor



## Spunhill Avenue, Great Sutton, CH66 2HT

Offers Over £325,000

 3 Bedroom  2 Reception  2 Bathroom  3 Bedroom

\*Finished To A Meticulous Standard - Perfect Family Home - Bright & Spacious Accommodation\*

Hewitt Adams are delighted to offer to the market this absolutely beautiful, three bedroom detached house ideally situated on a good size plot on the ever so popular and quiet Spunhill Avenue. A short walk/drive from excellent local amenities, good transport links and excellent school catchment. The property has been extended to the rear which offers bright, spacious and versatile accommodation perfect for modern day family living with an absolutely stunning, refitted contemporary kitchen. Further affording gas central heating, double glazing throughout, CCTV system and alarmed and ample off road parking.

In brief the accommodation on offer comprises; Entrance hallway, WC, living room, open plan kitchen/diner, utility room and sunroom. To the first floor there are three well proportioned bedrooms - the master affording ensuite and a beautifully fitted family bathroom. There is also an integral garage.

Externally, to the front of the property there is a large tarmac driveway providing off road parking for multiple vehicles, a laid to lawn section, electric car charger, bin store, side access to the rear, garage access via up and over door.

The rear garden is beautifully landscaped with an Indian stone patio, laid to lawn section, composite decking, secure fenced boundaries, hot and cold outdoor tap, outdoor electricity points, mature shrubs. The rear garden is southerly facing and offers a high level of privacy.



Hall

10'07 x 3'01 (3.23m x 0.94m)

Composite front door to hallway, stairs to first floor, central heating radiator, doors to;

WC

5'04 x 2'07 (1.63m x 0.79m)

Window to front, WC, wash hand basin with vanity, central heating radiator.

Lounge

15'09 x 12'01 (4.80m x 3.68m)

Bay window to front aspect, window to side elevation, gas fire with feature surround, central heating radiator, double oak door to kitchen/diner.

Kitchen/Diner

15'08 x 11'10 (4.78m x 3.61m)

An open plan space comprising a range of well appointed shaker style wall and base units with stunning granite work surfaces incorporating one and half sink, integrated appliance includes; NEFF double oven, induction hob, space for dishwasher, breakfast bar with further granite worktops and space for stools, vertical central heating radiator, inset spotlights, pantry, sliding doors to sun room, door to utility room, window to rear aspect, Karndean flooring.

Utility

11'06 x 7'10 (3.51m x 2.39m)

Further wall and base units with Granite work surfaces incorporating sink, space for washing machine and tumble dryer, integral microwave and fridge freezer, inset spotlights, window and door to rear, door into integral garage, loft space above.

Sun Room

10'05 x 8'07 (3.18m x 2.62m)

Windows to rear and side, French doors leading to patio, Karndean flooring, inset spotlights.

Landing

Window to side aspect, central heating radiator, airing cupboard, loft access hatch, doors to;

Bedroom 1

12'01 x 9'05 (3.68m x 2.87m)

Window to front aspect, central heating radiator, door to ensuite.

Ensuite

7'03 x 3'05 (2.21m x 1.04m)

A beautifully refitted ensuite comprising; WC, wash hand basin with vanity, walk in shower cubicle, window to side aspect, part tiled, inset spotlights.

Bedroom 2

10'00 x 9'07 (3.05m x 2.92m)

Window to rear elevation, central heating radiator, fitted wardrobes.

Bedroom 3

9'02 x 5'10 (2.79m x 1.78m)

Currently in use as a dressing room, window to front elevation, central heating radiator, fitted wardrobes.

Bathroom

6'09 x 5'11 (2.06m x 1.80m)

A beautifully refitted, fully tiled shower room comprising; WC, wash hand basin with vanity, walk in shower cubicle, window to rear aspect, part tiled, heated towel radiator, inset spotlights.

Integral Garage

Electric roller door to front, lighting and power, wall mounted combination boiler, loft space above.

