



Duchess Close
Sutton, SM1 3BU
Guide price £550,000

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Nestled in one of Sutton's most convenient yet tucked away locations, link-DETACHED family home is a real rarity to market and is offered with the benefit of no onward chain. It's situated in such a small modern development, being in a quiet cul-de-sac that's on the doorstep of fabulous amenities, open spaces and outstanding schools - with transport links such as buses and Sutton mainline station providing quick links into the City - you can be from your front door and into the city in under an hour. Outside, sitting in your level rear garden, you will appreciate the tranquility but also that this a fabulous place for you to enjoy a good book, catch some rays or even have a few friends over. Inside the house, the condition means you can just pack your bags and move straight in, yet with there being scope to update to our own taste, in your own time. The living/dining area is a spacious room for you to relax, work or entertain in, with there being an adjacent kitchen/breakfast room which you can cook up a storm in what is a well thought out and designed place for you to enhance your culinary skills. Upstairs, this house certainly doesn't let you down; with three sensibly sized bedrooms and a master that even boasts fitted wardrobes and an en-suite. Finishing off this lovely home is a further family bathroom and ground floor cloakroom serving the property, with there being the bonus of a garage & driveway located to the front of the property. There is even the potential for having additional parking, subject to a small yearly charge, certainly convenient if you have multiple cars or for when you have guests around to visit.



GROUND FLOOR

Vestibule

Cloakroom
5'10 x 2'8 (1.78m x 0.81m)

Living/Dining Room
17'8 x 14'6 maximum (5.38m x 4.42m maximum)

Kitchen/Breakfast Room
14'4 x 9' (4.37m x 2.74m)

FIRST FLOOR

Landing

Bedroom
11'7 x 8'6 (3.53m x 2.59m)

En-Suite
8'5 x 4'4 (2.57m x 1.32m)

Bedroom
10'6 x 8' (3.20m x 2.44m)

Bedroom
8'9 x 5'10 (2.67m x 1.78m)

Bathroom
6'2 x 5'7 (1.88m x 1.70m)

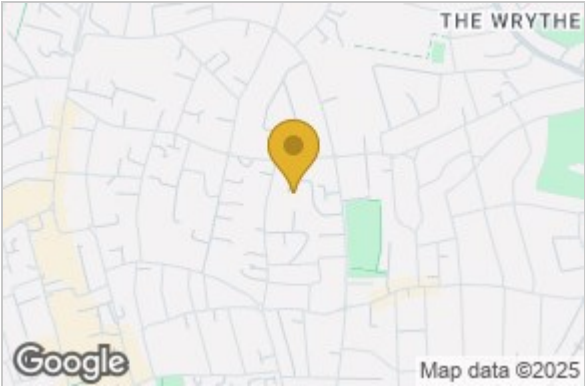
OUTSIDE

Rear Garden

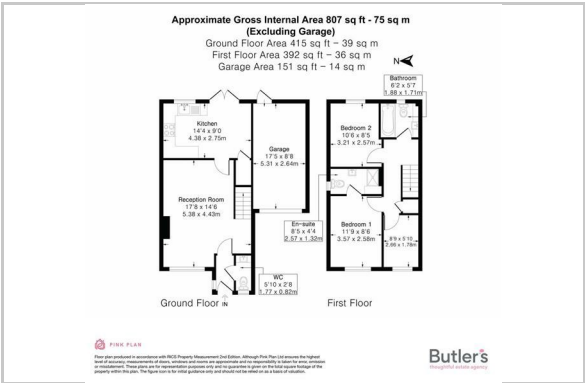
Garage
17'5 x 8'8 (5.31m x 2.64m)

Driveway

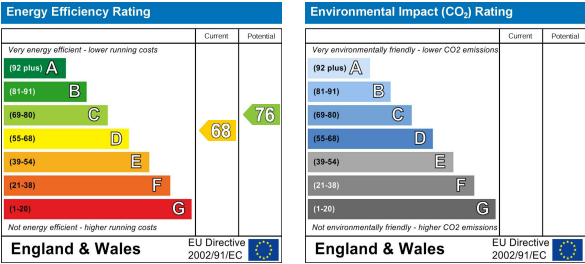
Area Map



Floor Plan



Energy Efficiency Graph



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