

DRAFT DETAILS

Constables
SALES & LETTINGS



7 Rosewood Close Little Sutton

£485,000 Offers Over



- Four Bedroom Detached Family Home
- Considerable Upgrades Throughout
- Large Beautifully Landscaped Garden
- Solar Panels with Lithium Battery Storage
- Off Road Parking and Double Garage
- Exceptional Fit and Finish Throughout

EPC Rating B85! * Since this rating the vendors have also installed a new electric fire and solar panels with Lithium battery storage and i-Boost Solar Water Heater*

Constables are pleased to offer to the market this exceptional four bedroom detached family home positioned in a cul de sac location on the prestigious new Redrow development close to Little Sutton village. This property not only enjoys an enviable corner plot of the cul-de-sac with a substantial driveway and detached double garage but it has also been vastly improved by the current owners since build and also enjoys the FREEHOLD interest having been purchased, this couple with the energy efficiency upgrades makes this an attractive proposition for upsizing families.

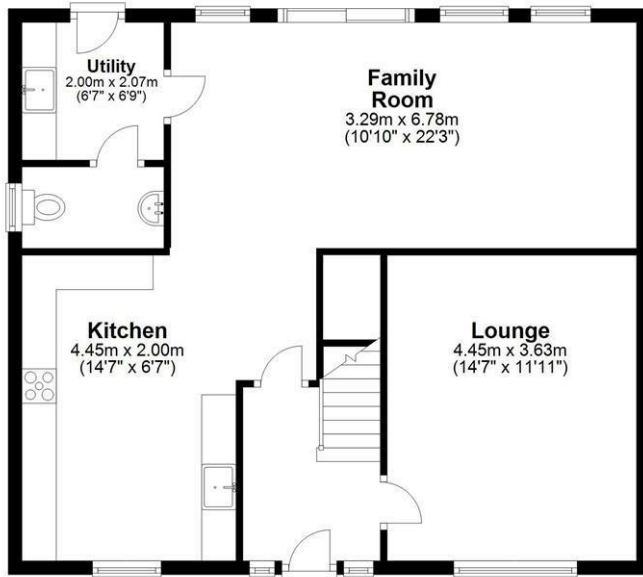
The property briefly comprises, Entrance hall, lounge with large windows to the front elevation and feature electric fire, open plan family/dining room with double sliding doors out onto the garden, newly upgraded kitchen with wide range of low and high level storage integrated appliances (including Samsung electric induction hob, matching utility room and a cloakroom/WC completes the ground floor accommodation.

To the first floor there are four double bedrooms all of which have built-in wardrobes, the master further benefiting from a walk in wardrobe and en-suite shower room. To conclude the first floor accommodation there is also a modern fit family bathroom with floor to ceiling tiles and double base shower.

Gardens to front & rear with lighting and security cameras, wide driveway & detached double garage with ply lined walls and electric up and over door.

Ground Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



First Floor

Approx. 0.0 sq. metres (0.0 sq. feet)

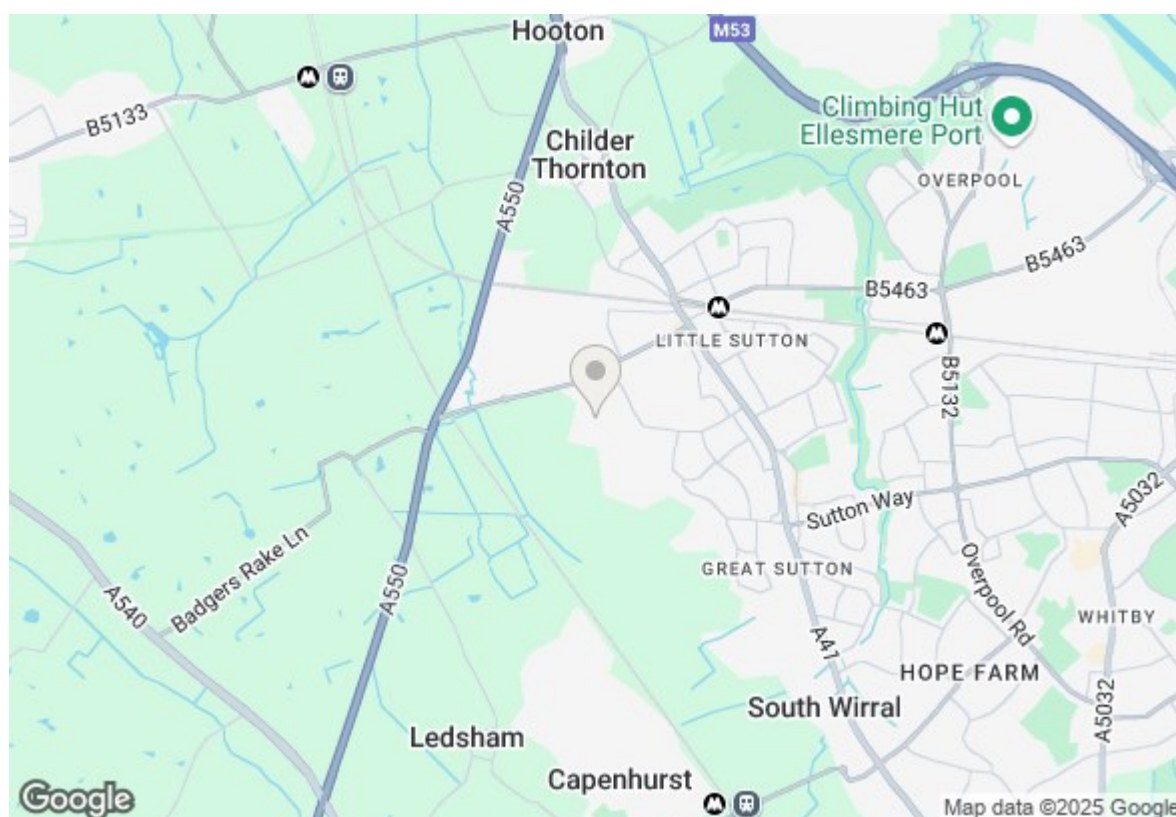


Total area: approx. 0.0 sq. metres (0.0 sq. feet)

7 Rosewood Close, Ellesmere Port

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		



Entrance Hall

Kitchen
14'7 x 6'7

Family Room
10'10 x 22'3

Utility Room
6'7 x 6'9

W/C

First Floor

Master Bedroom
15'10 x 11'9

Dressing Room

En-suite

Second Bedroom
10'6 x 10'6

Third Bedroom
12'3 x 10'6

Fourth Bedroom
9'2 x 10'10



