



Chorlton Lane, Cuddington
Malpas


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

£700,000

T: 01352 961 679 W: swainhennesseyestateagents.co.uk

Little Wonder Chorlton Lane

Cuddington, Malpas

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- LARGE EXECUTIVE DETACHED HOUSE
- 4 DOUBLE BEDROOMS WITH 2 ENSUITES
- IDYLIC LOCATION IN MALPAS
- DOUBLE GARAGE AND LARGE OFF ROAD PARKING
- BESPOKE BUILD IN 2018
- HIGH END SPECIFICATION THROUGHOUT
- 30ft KITCHEN/DINING ROOM
- FRONT AND REAR GARDENS
- CHAIN FREE


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Entrance Hallway

Tiled floor, wall mounted radiator, solid oak doors to downstairs washroom, kitchen/family room, lounge and storage cupboard, solid oak stairs to first floor with under stairs storage cupboard

Downstairs Bathroom

A modern suite comprising low level WC and wall mounted corner wash hand basin with cupboards under. wall mounted radiator obscure double glazed window to the side

Kitchen/Dining Room

31' 0" x 14' 2" (9.45m x 4.32m)

A stunning and large modern kitchen comprising ample wall, drawer and base units, granite worktop with sunken stainless steel 1.5 bowl sink unit with mixer tap, integrated full length Neff fridge and freezer, integrated Neff dishwasher and two built in eye level ovens Large island with granite worktop, cupboards under, inset Neff induction hob with ceiling mounted extractor hood. PVC double glazed bay window to the front, two PVC double glazed windows on the side, tiled floor, wall mounted radiators. Solid oak door opening to the utility and opening to the sun room, tiled floor

Sun Room

15' 3" x 8' 6" (4.65m x 2.59m)

PVC double glazed floor to ceiling windows to both sides and rears, PVC double glazed french doors opening to the rear garden, insulated glazed roof, tiled floor

Utility Room

7' 3" x 6' 8" (2.21m x 2.03m)

Matching wall and base units, worktop with stainless steel sink unit with mixer tap, plumbing for washing machine, tiled floor



Lounge

18' 0" x 14' 0" (5.49m x 4.27m)

PVC double glazed window to the front aspect and PVC double glazed french doors opening to the rear garden, wall mounted radiator, dual fuel log burner fire with reclaimed wood mantle and slate hearth

First Floor Landing

Solid oak staircase with stairs leading to the first floor, solid oak doors to bedrooms, bathroom and storage cupboard

Bedroom One

18' 0" x 16' 5" (5.49m x 5.00m)

A spacious bedroom with PVC double glazed windows to the front and rear aspects, wall mounted radiator, solid oak door opening to a walk in closet and an ensuite

Walk in Closet

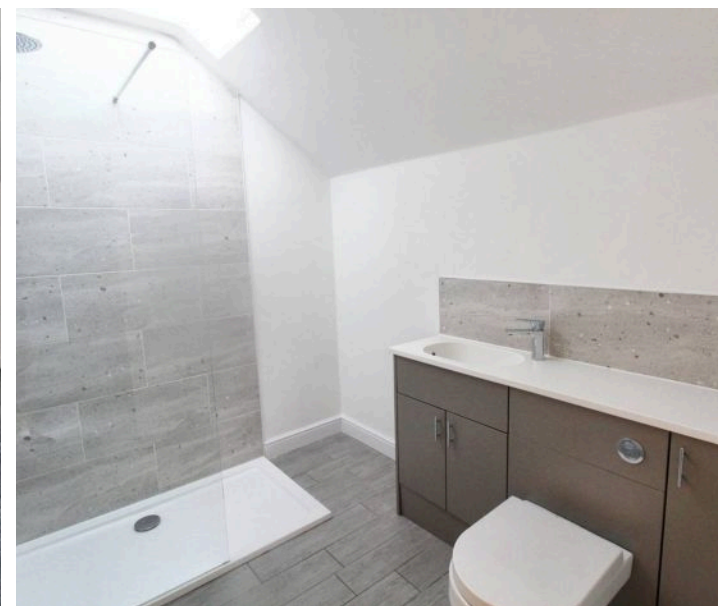
5' 7" x 5' 7" (1.70m x 1.70m)

Fitted wardrobe space and fitted drawers

Ensuite

7' 9" x 6' 5" (2.36m x 1.96m)

A modern suite comprising a walk in shower cubical with shower with drencher attachment, vanity unit with worktop, drawers, enclosed cistern WC and wash hand basin, tiled floor, wall mounted towel radiator



Bedroom Two

14' 2" x 10' 3" (4.32m x 3.12m)

PVC double glazed window to the rear aspect, wall mounted radiator, solid oak door opening to the ensuite

Ensuite

8' 3" x 7' 4" (2.51m x 2.24m)

A modern suite comprising a walk in shower cubical with shower with drencher attachment, vanity unit with worktop, drawers, enclosed cistern WC and wash hand basin, tiled floor, wall mounted towel radiator, obscure PVC double glazed window to the rear

Bedroom Three

12' 6" x 11' 5" (3.81m x 3.48m)

PVC double glazed window to the rear aspect, wall mounted radiator

Bedroom Four

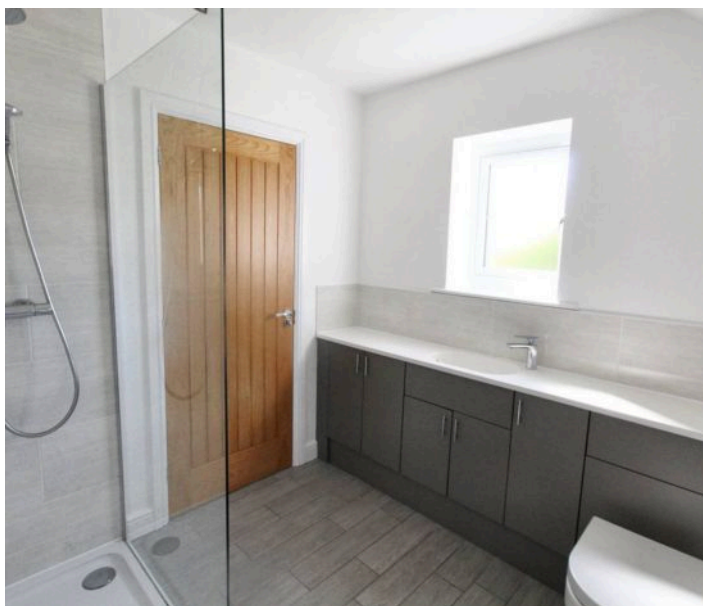
12' 3" x 11' 3" (3.73m x 3.43m)

PVC double glazed windows to front and side aspect, wall mounted radiator

Family Bathroom

11' 3" x 6' 3" (3.43m x 1.91m)

A modern suite comprising a panelled bath with shower plumbed in over, vanity unit with worktop, drawers, enclosed cistern WC and wash hand basin, tiled floor, wall mounted towel radiator





FRONT GARDEN

A large garden laid to lawn with mature trees, shrubs and hedges

REAR GARDEN

An established private garden with lawn area, Indian paved patio area, mature trees, shrubs and refurbished timber fencing. Access to the front via a timber gate, outside tap

DOUBLE GARAGE

2 Parking Spaces

A large garage accessed via an electric roller shutter door, with side pedestrian access, wall mounted combination boiler, power points and lights

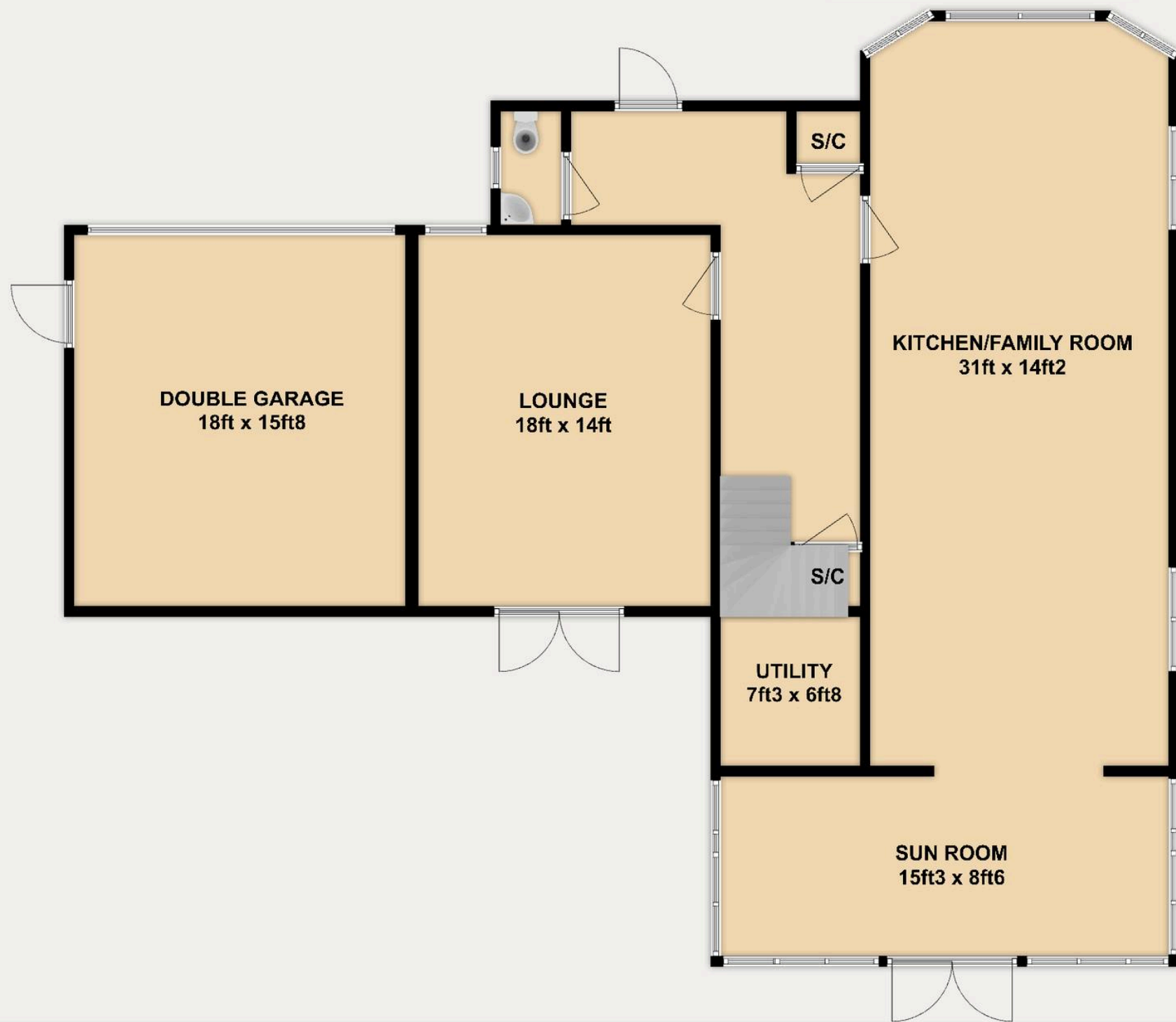
DRIVEWAY

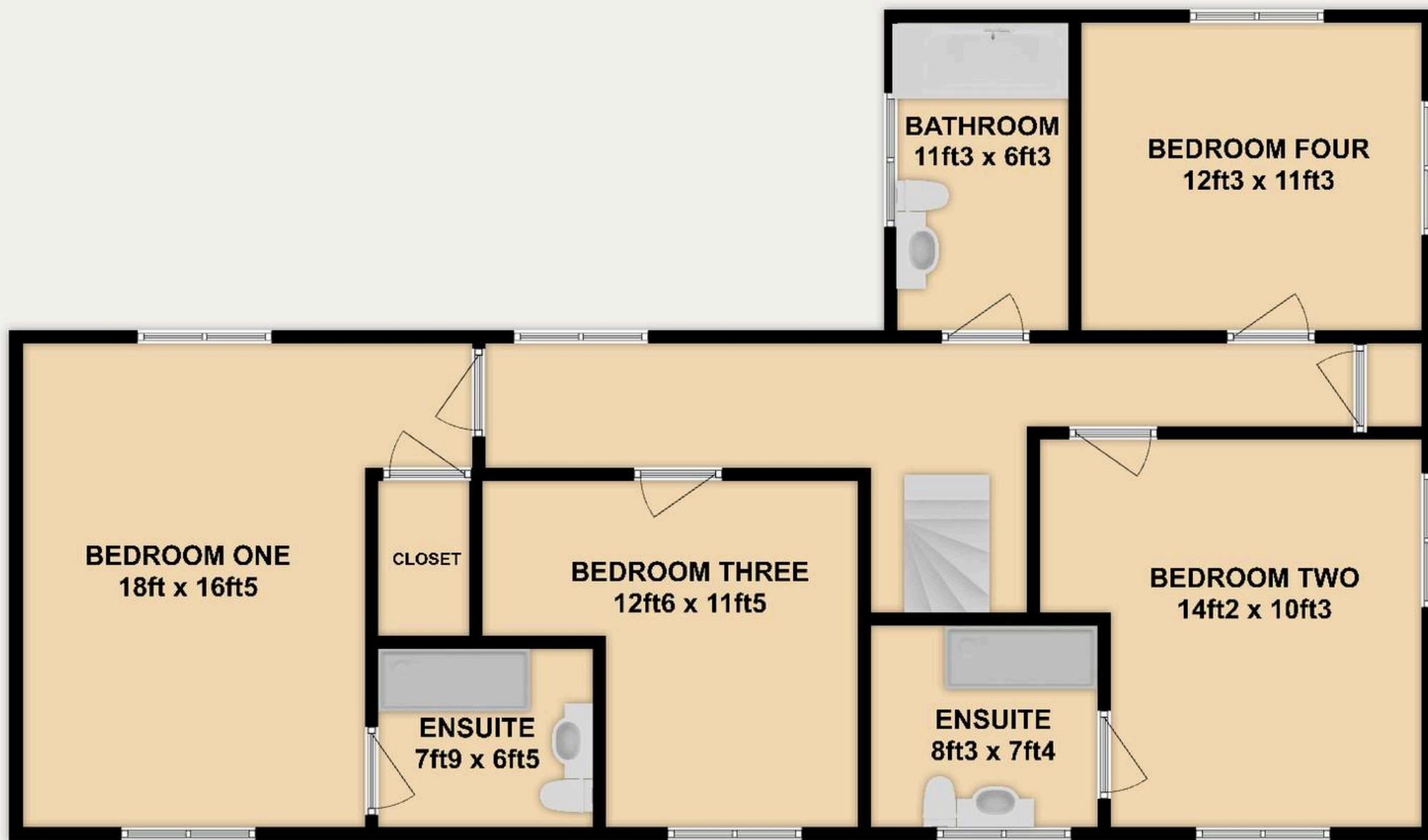
6 Parking Spaces

A large driveway spans the front of the property with parking for circa 6 vehicles and access to the double garage











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If you would like to arrange a viewing, please contact

Nicky Swain 07926 488 158

nicky@swainhennesseyestateagents.co.uk

or

Amy Hennessey 07926 488 159 amy@swainhennesseyestateagents.co.uk

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