



Cumbria Close, Great Sutton Ellesmere Port CH66 2LY

welcome to

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Jones & Chapman are excited to welcome onto the market this four bedroom detached house located in the popular area of Great Sutton. This forever family home has so much to offer the next lucky owner and an internal inspection is highly advised in order to avoid missing out.



Auctioneer's Comments

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Entrance Hall

Upon entering the property through the front door you will find underfloor heated tiled floor, an under stairs cupboard and a door into the downstairs shower room.

Downstairs Shower Room

The downstairs shower room has a UPVC double glazed window to the front aspect with tiled flooring, a walk in shower, a low level push flush WC and a small wash hand basin with a cabinet.

Lounge

16' 2" x 11' 7" (4.93m x 3.53m)

The lounge has a gas fire set within a marble hearth and a wooden surround with an additional double panel radiator and under floor heated tiled floor. There are internal wooden doors leading into the dining room and a double glazed sliding door which leads into the conservatory.

Dining Room

10' 4" x 12' 2" (3.15m x 3.71m)

The dining room has a UPVC double glazed bay window to the front aspect fitted with blinds and a window seat that doubles as storage, a range of high gloss grey units with complementary glass units above, under floor heated tiled floor and a double panel radiator.

Third Reception Room

7' 6" x 8' 3" (2.29m x 2.51m)

The third reception room has two UPVC double glazed windows to the front aspect fitted with blinds, under floor heated tiled floor and a double panel radiator.

Kitchen

17' 7" x 11' 9" (5.36m x 3.58m)

The kitchen has a UPVC double glazed window that overlooks the conservatory and a sliding door that also leads into the conservatory. There is a range of beige and burgundy high gloss wall, base and drawer units fitted with complementary speckled work surfaces, the dishwasher and fridge freezer are integrated, a built-in coffee machine and a microwave. There is a sunken sink which also benefits from a hot water tap and filtered water, a five-ring gas hob, double Neff oven, and additional steam oven and an extractor. For additional storage space there is a larder cupboard. The kitchen is finished with a plinth heater, under floor heated tiled floor and inset spotlights.

Conservatory

19' 2" x 13' 5" (5.84m x 4.09m)

The conservatory has a polycarbonate roof with dwarf walls, tiled flooring, and an electric heater which overlooks the beautiful rear garden.

Landing

The spacious first floor landing is accessed via a carpeted staircase with a UPVC double glazed window to the front aspect allowing the natural light to flow through.

Bedroom One

17' 8" x 12' 9" (5.38m x 3.89m)

The master bedroom has a UPVC double glazed window to the front aspect fitted with blinds, a double panel radiator and laminate flooring, there's a range of wardrobes and over bed cupboard space finished in a modern high gloss. There is a door leading to the en-suite.

En-Suite

9' 8" x 5' 2" (2.95m x 1.57m)

The en-suite has a fabulous walk-in shower cubicle, a low-level WC, a modern glass wash hand basin set within a vanity unit, a fixed mirror, and a chrome ladder style radiator. The walls and floor are tiled with inset spotlights in the ceiling.

Bedroom Two

10' 6" x 11' 1" (3.20m x 3.38m)

The second bedroom has a UPVC double glazed window to the front aspect fitted with blinds with a double panel radiator and laminate flooring.

Bedroom Three

The third bedroom has a UPVC double glazed window to the rear aspect fitted with blinds with a double panel radiator and laminate flooring. There is also access to the loft from here which is boarded and has ladders, insulation, and lighting.

Bedroom Four

8' 8" x 7' 3" (2.64m x 2.21m)

The fourth bedroom has a UPVC double glazed window to the rear aspect fitted with blinds with a double panel radiator and laminate flooring.

Bathroom

7' 2" x 6' 5" (2.18m x 1.96m)



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welcome to

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Stunning Detached House
- Four Bedrooms With The Master Boasting An En-Suite

Tenure: Freehold EPC Rating: B

guide price
£350,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:
LSU108257 - 0006

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jones & chapman



0151 339 4878



LittleSutton@jonesandchapman.co.uk



349 Chester Road, Little Sutton, LITTLE SUTTON, Cheshire, CH66 3RG



jonesandchapman.co.uk