



Quantock Close, Little Sutton Ellesmere Port CH66 4YJ

welcome to

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Jones & Chapman are thrilled to welcome onto the market this four bedroom detached family home, offered with no onward chain. Call our office today to arrange your viewing!



Entrance Hall

Upon entering the property through the front door, you will find laminate flooring, a single panel radiator and a cloak cupboard.

Living Room

12' x 19' 8" (3.66m x 5.99m)

The living room features a UPVC double glazed window overlooking the front aspect, French doors to the conservatory, a fire set within a marble hearth and surround, a double panel radiator and a beige fitted carpet.

Dining Room

11' x 10' 7" (3.35m x 3.23m)

The dining room features UPVC double glazed French doors to the rear aspect, a double panel radiator, a dado rail and a beige fitted carpet.

Study

7' 8" x 6' 9" (2.34m x 2.06m)

The study features a UPVC double glazed window overlooking the front aspect, a single panel radiator and a beige fitted carpet.

Kitchen

20' x 12' 8" (6.10m x 3.86m)

The kitchen features a UPVC double glazed window overlooking the front aspect, UPVC double glazed window and French doors to the rear aspect, a range of wooden wall, base, and drawer units with a breakfast bar, an integrated dishwasher and fridge freezer, four ring hob, oven and extractor hood, one and a half stainless steel sinks and drainer, a pull out larder, inset spotlights, tiled flooring, a loft hatch and the door leading into the utility room.

Utility Room

5' 2" x 7' 9" (1.57m x 2.36m)

The utility room features a UPVC double glazed door to the side aspect, a freestanding washing machine and tumble drier, a single panel radiator, consumer unit, Baxi boiler and tiled flooring.

Conservatory

13' 6" x 13' 2" (4.11m x 4.01m)

The conservatory features double glazed French doors leading to the rear garden, a dwarf wall, polycarbonate roof with inset spotlights and laminate flooring.

Downstairs W.C

The downstairs toilet features a UPVC double glazed window to the side aspect, a pedestal wash hand basin, WC, a loft hatch, tiled flooring and partially tiled walls with a fitted mirror.

Landing

Access to the first floor landing via a beige carpeted staircase with a wooden spindle banister. The landing has a UPVC double glazed window overlooking the front aspect, a beige fitted carpet, a single panel radiator and a loft hatch.

Bedroom One

11' 8" x 10' 7" (3.56m x 3.23m)

The master bedroom features a UPVC double glazed window overlooking the rear aspect, a double panel radiator, a beige fitted carpet, fitted wardrobes and drawers and the door into the en-suite.

En-Suite

7' 7" x 6' 4" (2.31m x 1.93m)

The en-suite features a UPVC double glazed window to the side aspect, a shower cubicle, a WC and wash hand basin set within a vanity unit and fully tiled walls and flooring.

Bedroom Two

10' x 12' 2" (3.05m x 3.71m)

The second bedroom features a UPVC double glazed window overlooking the rear aspect fitted with blinds, a double panel radiator, a beige fitted carpet, fitted wardrobes, drawers and shelving.

Bedroom Three

12' x 8' 3" (3.66m x 2.51m)

The third bedroom features a UPVC double glazed window overlooking the front aspect, a double panel radiator, a beige fitted carpet and fitted wardrobes

and desk.

Bedroom Four

The fourth bedroom features a UPVC double glazed window overlooking the rear aspect fitted, a double panel radiator, a beige fitted carpet, and three door fitted wardrobes.

Bathroom

The bathroom features a UPVC double glazed window to the front aspect, a wash hand basin set within a vanity unit with a mirror above, a low level push flush WC and a bath with an overhead shower and glass screen, vinyl tiled effect flooring, fully tiled walls, chrome ladder style radiator and an airing cupboard for storage.

Front Garden

The front has a tarmac drive offering off road parking and a lawn area, it is gated to the side with a wooden shed.

Rear Garden

The rear garden is fully fenced for privacy with a lawn area and a flagged patio area with mature trees and shrubs.

Detached Double Garage

The detached double garage has an up and over door to the front with a door to the side and eaves storage.



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welcome to

Quantock Close, Little Sutton Ellesmere Port

- Detached Family Home
- Four Bedrooms With An En-Suite To The Master
- Three Reception Rooms
- Downstairs WC & Utility Room
- Kitchen & Conservatory

Tenure: Freehold EPC Rating: C

Council Tax Band: F



£450,000

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:
LSU108278 - 0004

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