









# welcome to

# **Quantock Close, Little Sutton Ellesmere Port**

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!

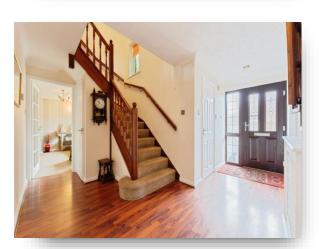












#### **Entrance Hall**

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.





# 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



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# £450,000









Little Sutton Church of England Primary School Google Map data @2025

Please note the marker reflects the postcode not the actual property

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