









# welcome to

# **Yeoman Way, Great Sutton Ellesmere Port**

Jones & Chapman are thrilled to introduce to the market this four bedroom extended semi-detached family home. An early viewing is advised, so call us today to arrange your viewing!













#### **Living Room**

12' 4" x 13' 7" ( 3.76m x 4.14m )

The living room features two UPVC double glazed windows to the front aspect fitted with blinds, a double panel radiator, gas fire inset in wall, under stairs storage, consumer unit, vinyl flooring, French doors to the hall and open plan to the dining room.

### **Dining Room**

8' 4" x 10' 4" ( 2.54m x 3.15m )

The dining room features UPVC double glazed sliding patio doors to the rear aspect, vinyl flooring and a double panel radiator.

### Snug

6' 3" x 9' (1.91m x 2.74m)

The snug features a UPVC double glazed window to the front aspect fitted with blinds, a double panel radiator and the door leading to the games room.

#### **Games Room**

6' 3" x 9' (1.91m x 2.74m)

The games room has a fitted carpet.

### **Third Reception Room**

5' 7" x 6' 4" ( 1.70m x 1.93m )

The second snug opens to the kitchen with laminate flooring.

#### **Kitchen**

7' 2" x 11' 6" ( 2.18m x 3.51m )

The kitchen features a range of wooden wall, base and drawer units with complementary white work surfaces, a stainless steel sink and drainer, a double oven and hob, an integrated fridge freezer, space for a washing machine, extractor, wooden cladding to the ceiling, vinyl flooring, tiled walls and the opening to the conservatory.

### Conservatory

13' 5" x 11' (4.09m x 3.35m)

The conservatory features windows to all sides with a dwarf wall and polycarbonate roof, laminate flooring and a log burner.

#### **Bedroom One**

9' x 15' 11" ( 2.74m x 4.85m )

The master bedroom features a UPVC double glazed window to the front aspect, fitted cupboards, fitted wardrobe area, inset spotlights, a fitted beige carpet and a single panel radiator.

#### **Bedroom Two**

9' 2" x 9' 4" ( 2.79m x 2.84m )

The second bedroom features a UPVC double glazed window to the rear aspect, fitted cupboards, a fitted grey carpet and a single panel radiator.

#### **Bedroom Three**

17' 8" x 6' 3" ( 5.38m x 1.91m )

The third bedroom features UPVC double glazed windows to the front and rear aspect, fitted cupboards, a fitted grey carpet with cream decor, a single panel radiator and the loft hatch which is boarded with pull down ladders, lighting, the boiler and insulation.

#### **Bedroom Four**

10' 3" x 6' 8" ( 3.12m x 2.03m )

The second bedroom features a UPVC double glazed window to the front aspect, a fitted cupboard, a fitted brown carpet and a single panel radiator.

#### **Bathroom**

6' x 8' (1.83m x 2.44m)

The bathroom features a UPVC double glazed window to the rear aspect, a four piece suite consisting of a corner bath, a shower cubicle, a low level push flush WC, and a wall mounted wash hand basin. There is a ladder style radiator, fully tiled walls, vinyl flooring and a fitted light mirror.

#### **Front Garden**

The front offers off road parking with a lawn area.

### **Rear Garden**

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





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# **Yeoman Way, Great Sutton Ellesmere Port**

- Extended Semi-Detached Family Home
- Four Bedrooms & Bathroom
- Five Reception Rooms
- Kitchen & Conservatory
- Off Road Parking

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in excess of

£260,000

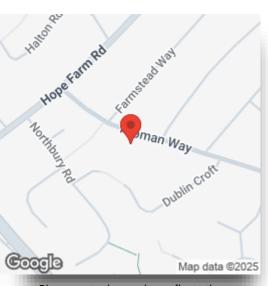


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Please note the marker reflects the postcode not the actual property

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