



Blackdown Close, Little Sutton

, CH66 4YE

Asking Price £495,000



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HUNTERS[®]

HERE TO GET *you* THERE

Blackdown Close, Little Sutton

DESCRIPTION

****NO CHAIN**** Hunters are delighted to offer this superbly presented, detached family home on a large plot, situated in a prestigious cul-de-sac, location within Redrow's flagship development. The property being of distinctive design enjoys a uniquely open stairwell, which conveys an air of light and spaciousness to this superb home. Many of the finer features of modern living are to be found, the truly flexible family accommodation briefly comprises:- Hall with ground floor WC, Study, Dining kitchen/family room, Utility and Formal Lounge. A turned staircase leads to First Floor Landing, Master Bedroom with Ensuite Shower Room, Three further Bedrooms and Main House Bathroom. Externally the plot provides extensive and natural garden to rear. Front garden area with driveway providing off-road parking for up to six cars and detached garage which has in part been converted into "The Lodge" with a variety of uses (we understand the appropriate permission is currently being obtained).



ROOMS

Front entrance

Door leads to Hall with feature, radiator, coved, ceiling, and under stairs, cloaks cupboard.

Study

7'10" x 6'4"

Window to front, feature radiator.

Kitchen / Family Dining Room

21' x 12'8"

Fitted to contemporary style with a range of grey panelled wall and base units. 1 1/2 bowl sink unit five and gas hob, electric oven, built-in microwave, glass splashback underneath integrated cooker hood, parquet style flooring, French doors, provide rear garden access.

Utility

5'2" x 7'10"

Feature radiator units to match those of kitchen, wall mounted gas boiler, concealed space for washing machine, door to outside.

Lounge

12' x 18'5"

Feature electric flame effect fire, concealed, pelmet lighting, two radiators, window to front and patio doors, providing rear garden access.

First Floor

Staircase, leads from Hall to First Floor Landing with window to front.

Bedroom 1

12'8" x 11'8"

Radiator, built-in cupboard, window to rear.

Ensuite Shower Room

Presented with suite in white comprising Low Flush WC, Wash Hand basin and Shower Cubicle. Chrome towel, ladder, and window to side.

Bedroom 2

12' x 9'10"

Radiator, window to rear.

Bedroom 3

11' x 8'3"

Radiator, window to front.

Bedroom 4

8'4" x 6'10"

Radiator, window to rear.

Bathroom

Presented with suite in White comprising:-Vanity Wash Hand basin, Low Flush WC, with Concealed Cistern and impressive Slipper Style Bath with Mixer Tap and Shower Head to bespoke Upstand design. Window to front, Chrome Towel Ladder, cupboard, housing hot water cylinder.

The Lodge

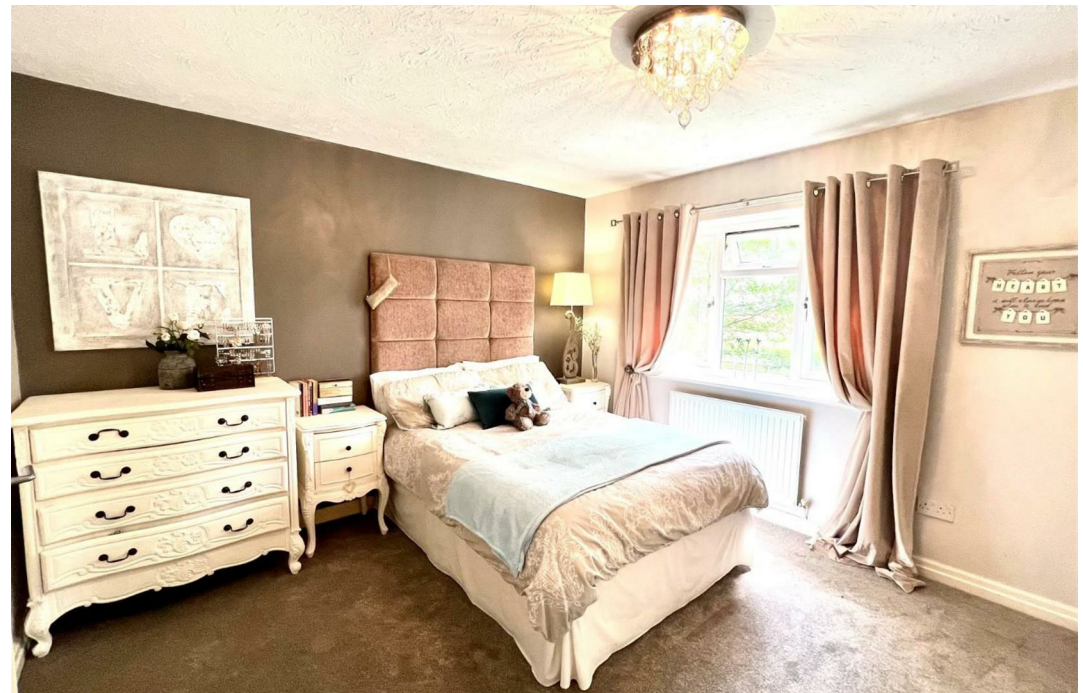
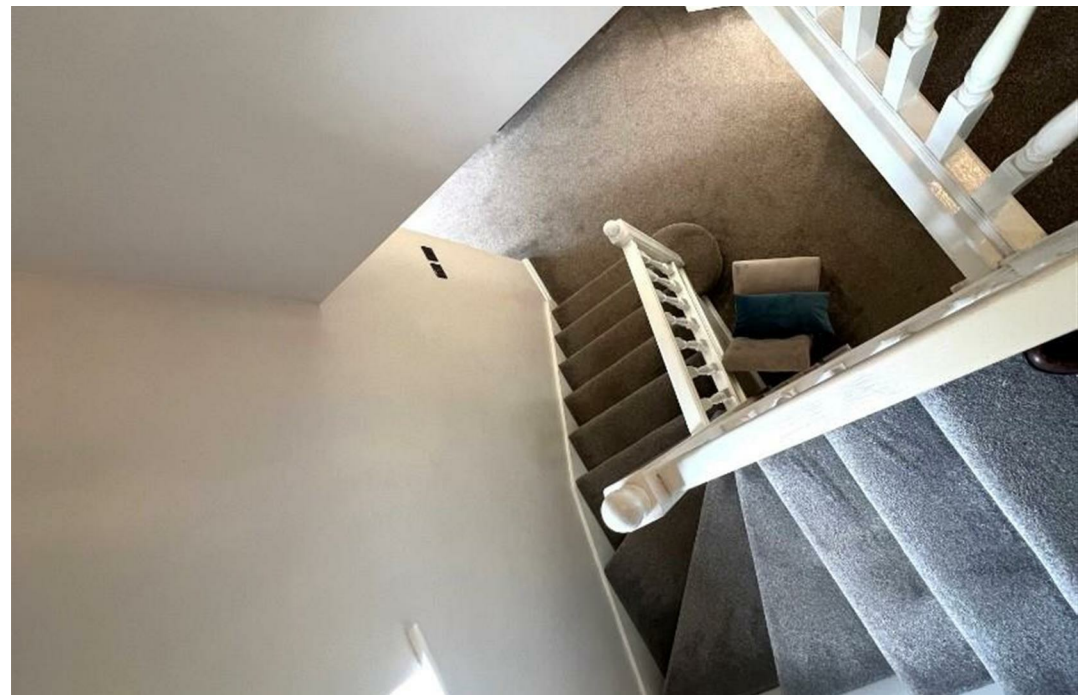
Whilst there is a good amount of garage spaces for the usual workshop and storage, part of this detached building has been converted into separate accommodation with its own shower room. This truly inspired conversion has in the past been used as a successful Airbnb, and subject to the relevant permissions, it might equally be used for a multitude of other purposes, such as a therapy room, further workshop spaces, or a hobby room. How about entering the Airbnb market? or using it as that long-promised home gym? How about offering your weekend guests their own private suite when they visit you? or indeed offering a retreat to a dependent relative? We are informed that all the necessary local authority consents have been applied for and are pending.

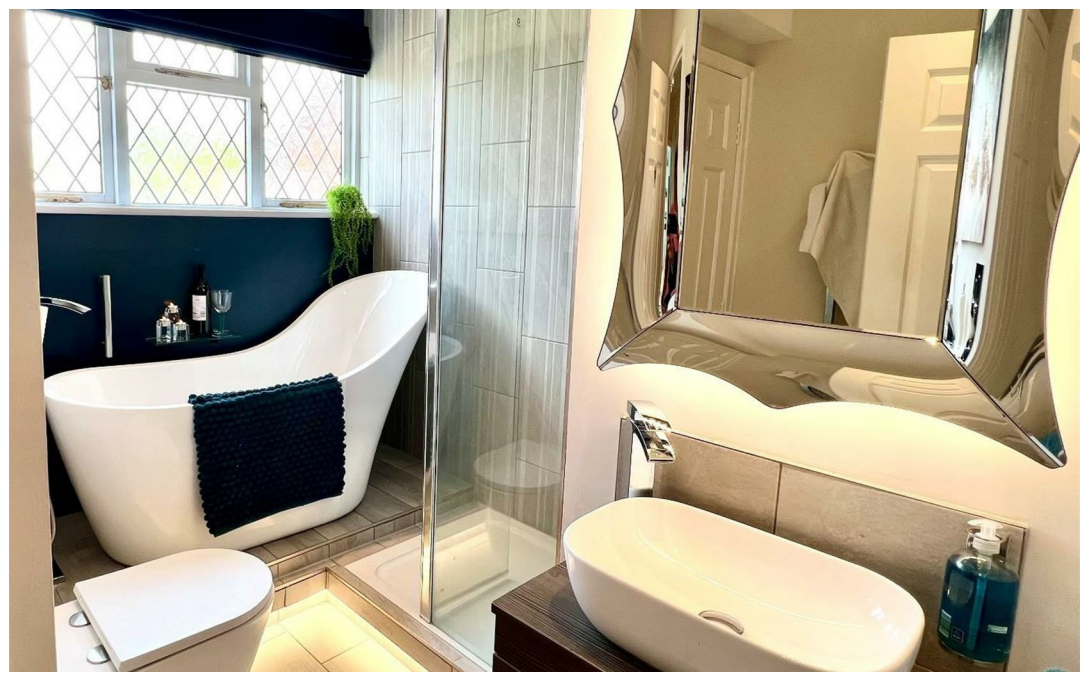
Outside

Front driveway is flanked by chipping parking area to frontage. These combined, provide ample Off Road Parking as well as access to Double Garage.

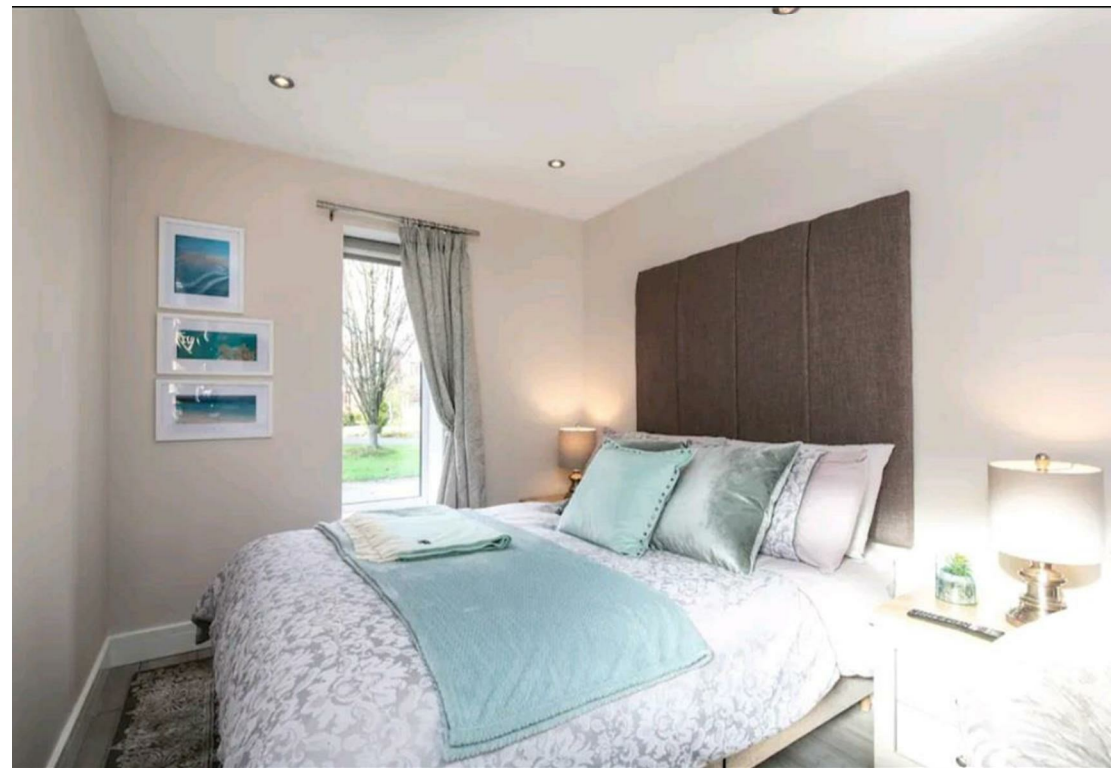
Further side lawned area with shrubs. Pleasingly located paved forecourt provides sunny seating area.

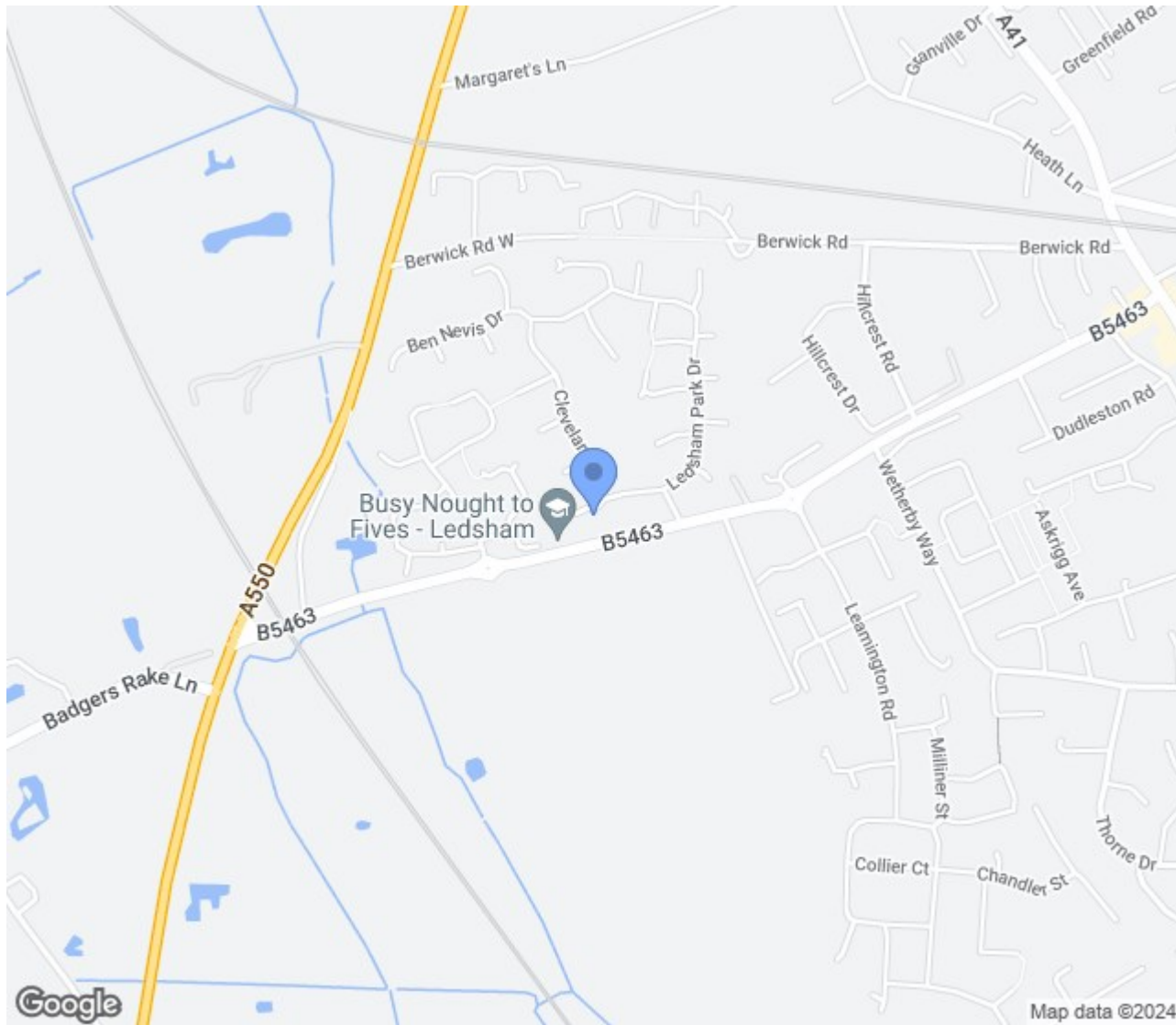
The rear garden is a truly natural vista with patio adjacent to the house, lawn and mature trees, providing a truly Sylvan backdrop.











ENERGY PERFORMANCE CERTIFICATE

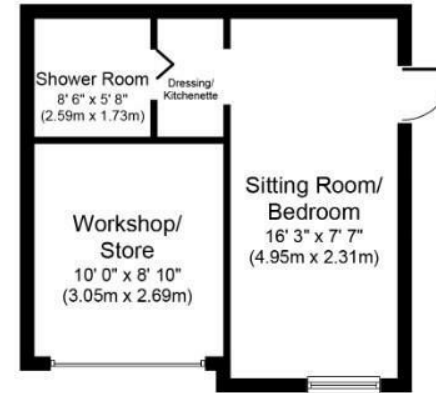
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive	

Thinking of Selling?

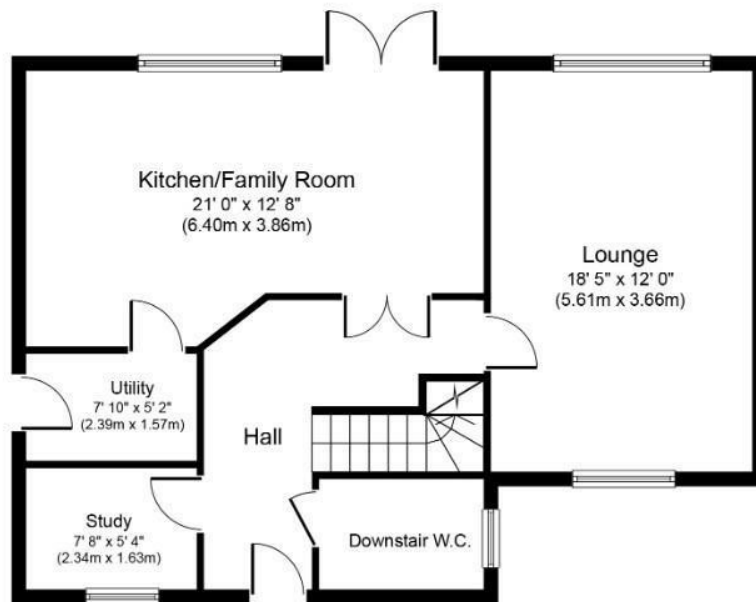
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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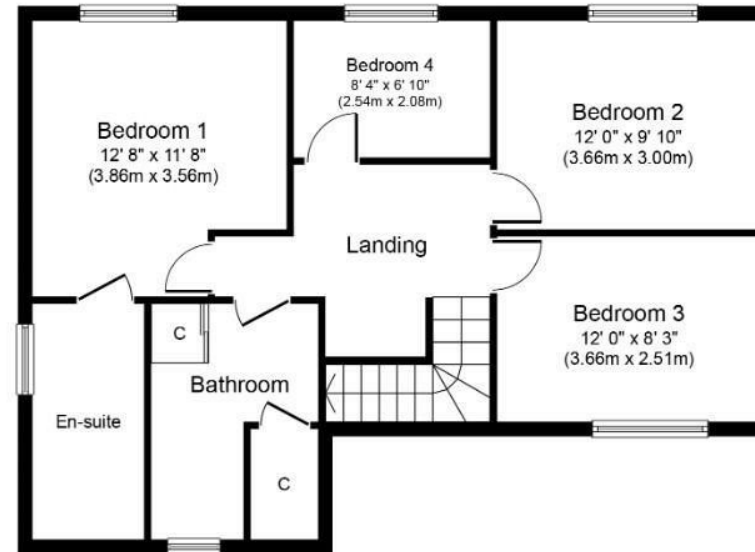




The Lodge
Approximate Floor Area
266 sq. ft.
(24.7 sq. m.)



Ground Floor
Approximate Floor Area
727 sq. ft.
(60.9 sq. m.)



First Floor
Approximate Floor Area
685 sq. ft.
(63.6 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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