



HUNTERS[®]
HERE TO GET *you* THERE

3 Blackdown Close, Little Sutton, CH66 4YE

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Offers Over £420,000

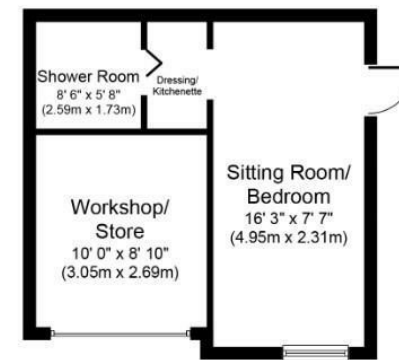
Calling all discerning purchasers looking for an executive home that offers bright, airy and flexible accommodation. Look no further.

This four bedroom executive home presents to a very high standard and enjoys a cul-de-sac position within this premier Redrow development. The location also means advantage can be taken of the excellent road network and public transport facilities all of which provides access to surrounding centre of commerce.

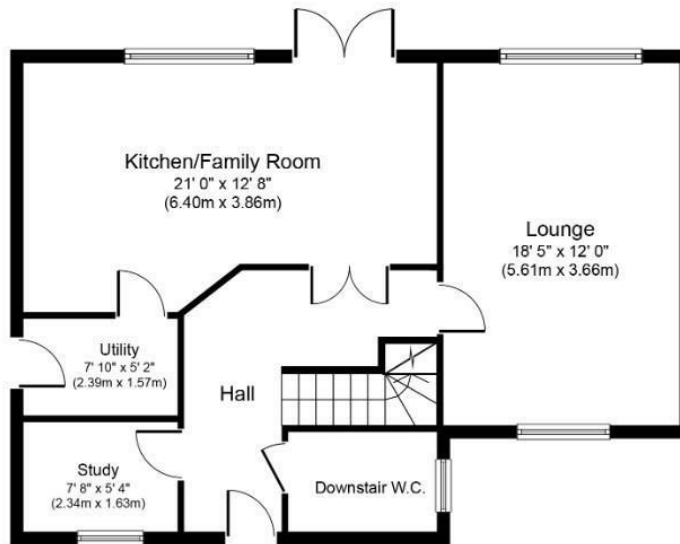
An additional feature of this property is the part converted garage which now provides additional accommodation such as a home office or gym.

To really avoid disappointment we would strongly suggest an early call to arrange a viewing.

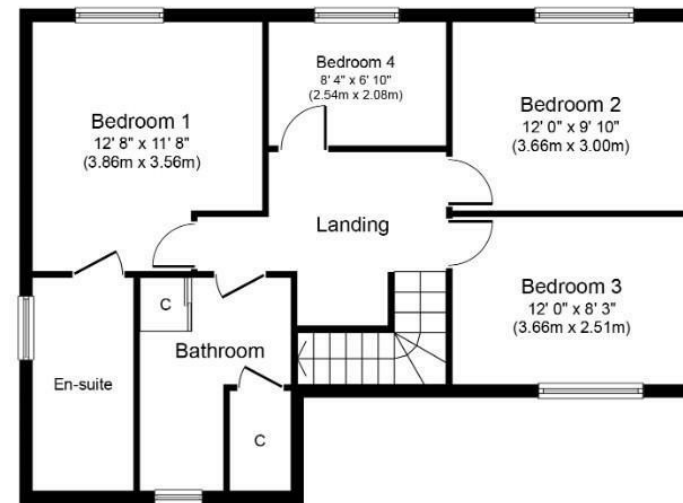
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The Lodge
Approximate Floor Area
266 sq. ft.
(24.7 sq. m.)



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.

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 Garage

Whilst there remains a good amount of garage space for the usual workshop and storage, the vendors have converted part of this detached garage into additional accommodation with shower and toilet facilities. This truly inspired conversion could be used for a multiple of different uses. Maybe a high end home office, hobby room or for the more energetic a home gym. Other options might be possible subject to any permission being granted.

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 Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. 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.







