



Windfield Gardens, Little Sutton
, CH66 1JJ

£260,000



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Windfield Gardens, Little Sutton

DESCRIPTION

This property really deserves your attention. If you are looking for a spacious two bedroom bungalow that presents to a very high standard, situated on a small select cul-de-sac of similar properties, please do not look any further.

This has been a true home that has been maintained to a high standard and presents really well. The most discerning of buyers would find it difficult to fault this bungalow.

As you approach the front door over the pressed concrete driveway you will notice the three quarter car port and electric roller door to the garden. Once inside you will appreciate the standard of maintenance and understand this is not your usual bungalow.

The property is close enough to local amenities so they are convenient but equally not too close as to be invasive. The tranquillity of this location is one of the first things you will notice.

Please read the following description, view the pictures and call as soon as possible for a viewing to avoid disappointment.

Please note, the EPC has been ordered.



ROOMS

UPVc front door provides access to :-

Large Entrance

A usual but welcomed feature of this property is the large and bright entrance hall. There is a cloak cupboard and additional heated cupboard ideal to be used for clothes etc. Central heating radiator.

Lounge

16'5" x 10'4"

This spacious reception room has almost full width sliding patio door which provide an impressive vista of the immaculate rear garden. Additionally there is a raised marble effect fire surround and hearth which creates the centre focal point of this room. Central heating radiator.

Kitchen / Breakfast Room

15'9" x 10'5"

It is very rare in a bungalow to have a kitchen area this big. The really impressive aspect in the comprehensive range of fitted base and wall units finished in a medium oak style effect with contrasting rolled edge worktops. A fitted four burner NEFF hob, extractor and light above and Hotpoint oven below. Integrated fridge and freezer, plumbing for automatic washing machine and Worcester boiler housed in one of the units. Tiled splashback, tiled floor, UPVc/glazed rear door and two additional windows ensure a bright and welcoming feel.

Bedroom One

11'10" x 10'3" (excluding depth of wardrobes)

Raised double glazed bay window, central heating radiator and fitted mirror wardrobes.

Bedroom Two

10'7" (excluding depth of wardrobes) x 8'9"

Raised double glazed bay window, large mirror wardrobes and central heating radiator.

Modern Shower Room

6'3" x 5'6"

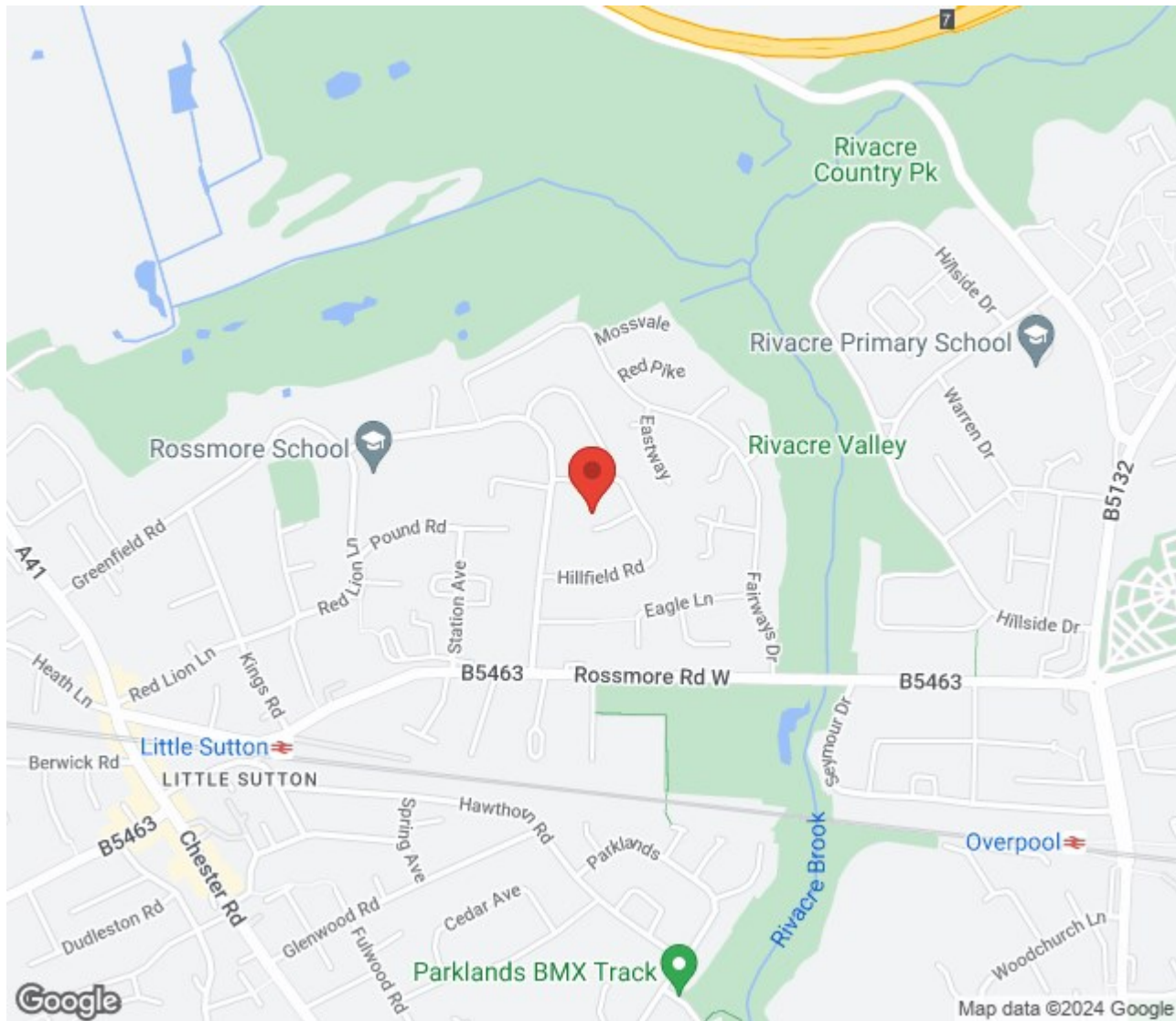
This area presents a modern finish with large walk in shower cubicle, electric shower, tiled walls cubicle and fitted shower screen. Vanity unit with inset sink and storage below, low level w.c., half tiled walls to the remainder, tiled floor, double glazed window and central heating radiator.

Outside

This is a real feature of the property and one that most people would be impressed with.

Double open gates allow access to the pressed concrete driveway which in turn leads to the 3/4 car port and single garage. The remaining garden area to the front has been designed for ease of use being mainly laid to gravel with a central ornate roundel. Mature bushes provide colour and relief to the garden area.

The rear garden is rather special but straight forward to maintain. A shaped lawn with well stocked borders form the majority of this area but there are also two paved patio areas, one of which is raised. There is also an outside tap and gated side access.



ENERGY PERFORMANCE CERTIFICATE

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

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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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.