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8 Vine Road, Great Sutton, Cheshire, CH66 2XX

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Asking Price £350,000

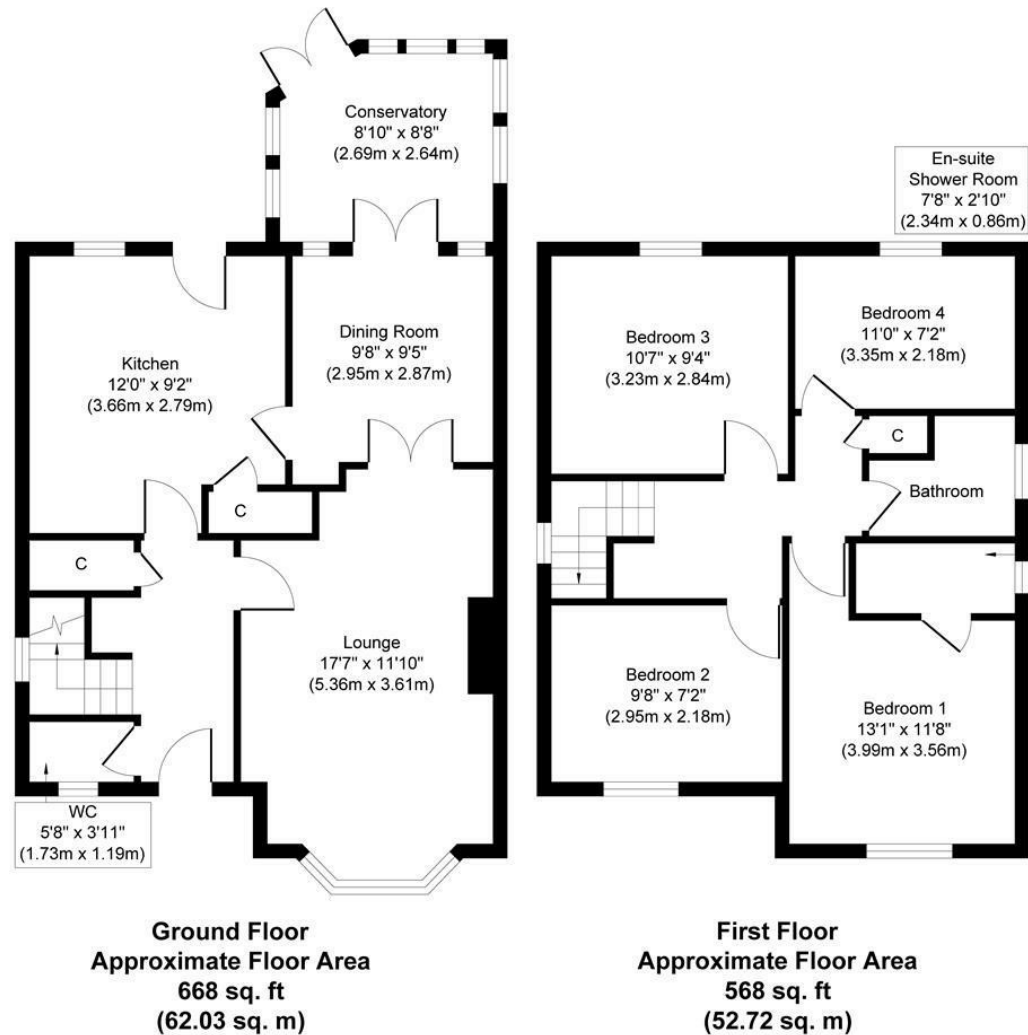
Located in the desirable area of Great Sutton, Cheshire, this four-bedroom detached family home offers the perfect combination of comfort, and practicality. Presented to a high standard, the property provides a harmonious living environment ideal for family life.

Upon entering, you are welcomed by a spacious lounge, designed for both relaxation and social gatherings. The separate dining room provides a refined setting for family meals or entertaining, while the kitchen/breakfast room offers a casual yet stylish space for everyday dining. A bright and airy conservatory further extends the living area, creating a seamless connection with the outdoors and flooding the home with natural light.

On the first floor, the generous main bedroom benefits from an ensuite shower room. Three additional well-proportioned bedrooms provide ample space for family or guests, while a contemporary family bathroom ensures convenience and comfort for all.

Externally, the property boasts a well-maintained rear garden, perfect for both children to play and for hosting outdoor gatherings. A detached garage and off-road parking for multiple vehicles cater to practical needs, while a neatly landscaped front garden enhances the home's curb appeal.

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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.

Entrance Hall

Front door leading to hall, laminate flooring, painted walls, light fitting, central heating radiator. Understairs storage cupboard.

Downstairs WC

3'11" x 5'8"
Laminate flooring, painted walls, low level WC and wash basin fitted into vanity unit, part tiled splashbacks, double glazed frosted glass window to front elevation, central heating radiator, light fitting.

Lounge

11'10" to widest point x 17'7" to widest point
Fitted carpet, painted walls, light fitting, double glazed bay window to front elevation, central heating radiator, feature fire surround with electric fire, wood and glazed double doors open into:-

Dining Room

9'5" x 9'8"
Fitted carpet, central heating radiator, painted walls, single door to kitchen, double doors to:-

Conservatory

8'10" x 8'8"
Double glazed windows to three sides, double UPVC doors to garden, ceramic tiled floor, light fitting, central heating radiator.

Kitchen

9'2" x 12'0"
With a range of wooden wall & base units, integrated appliances, ceramic tiled floor, light fitting, central heating boiler, central heating radiator, door to rear garden.

First Floor

Two tier staircase with fitted carpet, painted walls, frosted glass window to side elevation, light fitting, 2 x smoke alarms. Airing cupboard housing water tank.

Bedroom One

11'8" to widest point x 13'1" to widest point
Fitted carpet, central heating radiator, double glazed window to front, light fitting, fitted range of wardrobes with dresser. Door into:-

Ensuite Shower Room

7'8" to widest point x 2'10"
Single shower cubicle, low level WC, small vanity sink, double glazed frosted window to side elevation, central heating radiator, enclosed light fitting.

Bedroom Two

9'8" to widest point x 7'2"
Fitted carpet, double glazed window to front elevation, light fitting, central heating radiator, fitted single wardrobe with overhead storage cupboards.

Bedroom Three

10'7" x 9'4"
Fitted carpet, light fitting, double glazed window to rear elevation, central heating radiator.

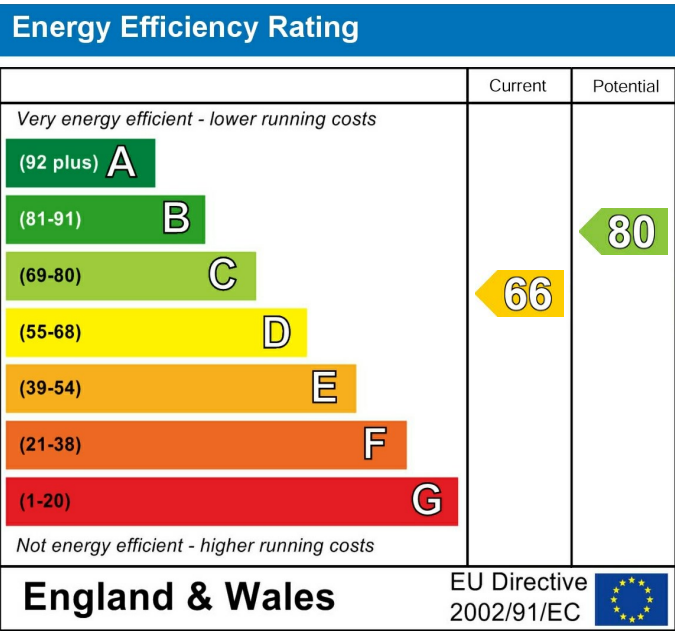
Bedroom Four

7'2" x 11'0" to widest point
Fitted carpet, light fitting, central heating radiator, double glazed window to rear, fitted double wardrobes with overhead storage.

Outside

Front driveway providing ample off road parking for several vehicles, leading to a brick-built garage with up and over door, small lawned area with mature shrubs.

A wooden gate provides pedestrian access to a patio area, small lawn with mature trees/shrubs, side access door to garage, small wooden garden shed.



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.



