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28 Laurelwood Drive, Great Sutton, Ellesmere Port, CH66  
2HB



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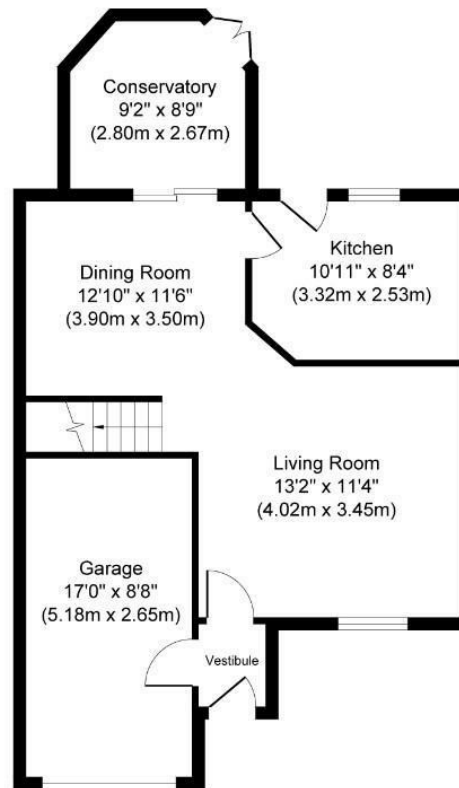
Offers Over £300,000

We welcome to the market this attractive three bedroom detached house, being offered with NO ONWARD CHAIN and is situated on the periphery of this respected and established development.

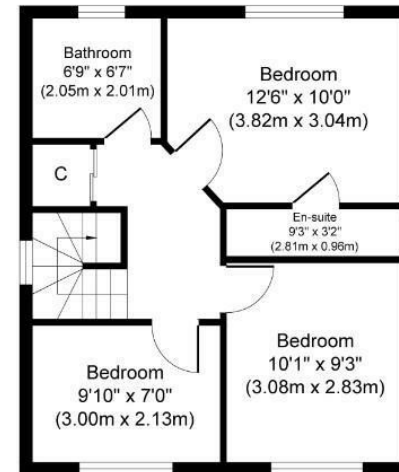
The property is of a modern design, it has in recent times benefitted from a program of improvement and general enhancement. This includes a modern kitchen with integrated appliances, media wall with integrated and interactive fire place, modern bathroom and ensuite.

The location means the A41 is easily accessible and in turn, opens up the surrounding centres of commerce and the motorway networks.

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**Ground Floor**  
**Approximate Floor Area**  
**665 sq. ft**  
**(61.79 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**452 sq. ft**  
**(41.98 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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Entrance Hall

Double glazed window to side, access to integral garage.

Living Room

13'2" x 11'4"

A feature of this room is the media wall with recess for TV and sound bar, an integrated full width electric fire has interactive controls to change the lighting etc. Laminate flooring, central heating radiator and double glazed window to front. Open access leads through to:-

Dining Room

12'10" x 11'6"

Stairs to first floor, understairs storage cupboard, laminate flooring, central heating radiator and sliding patio doors leading into the conservatory.

Kitchen

10'11" x 8'4"

A bright and airy space with a comprehensive range of high gloss wall and base units complemented by wood finished worktops and subway style tiled splashbacks, Bosch hob with feature splashback, Bosch extractor, Bosch oven and Bosch microwave. Integrated dishwasher and fridge, contemporary sink and drainer unit, pantry cupboard, vertical modern radiator, double glazed window to rear and UPVC double glazed door providing access to the rear garden.

Conservatory

9'2" x 8'9"

Double glazed windows, French doors opening onto the rear garden. Laminate flooring, recessed ceiling spotlights.

First Floor

Turned staircase with double glazed window to side elevation leads to the first floor landing with loft access, boiler cupboard and central heating radiator.

Bedroom One

12'6" x 10'0"

Central heating radiator and double glazed window to the front elevation.

Ensuite Shower Room

9'3" x 3'2"

Fitted with a three piece suite to include an enclosed tiled shower cubicle with mosaic relief, wash hand basin, low level WC, tiled walls, shaver point, ladder style heated towel rail, tiled flooring, extractor fan and double glazed window.

Bedroom Two

10'1" x 9'3"

Central heating radiator and double glazed window.

Bedroom Three

9'10" (into wardrobe) x 7'0"

Fitted wardrobes, double glazed window and central heating radiator.

Bathroom

6'9" x 6'7"

Fitted modern bathroom with three piece suite in white comprising; panelled bath with shower attachment and shower door, low level WC, vanity unit extending to additional storage and feature sink unit with mixer tap, tiled walls with occasional mosaic relief, extractor fan, tiled flooring, double glazed window.

Integral Garage

17'0" x 8'8"

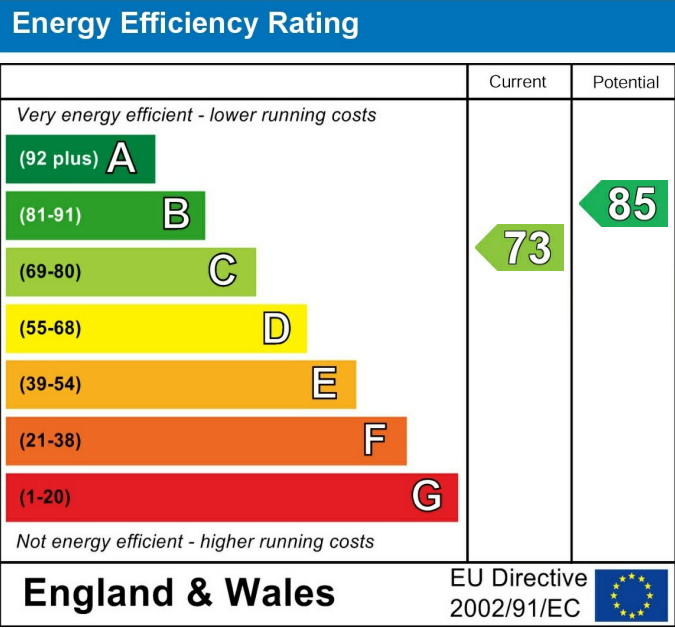
The garage benefits from an electric roller door, power and lighting. A recess has been created to enable a small area to house an automatic washing machine, tumble dryer and fridge/freezer.

Outside

To the front of the property is a turned driveway which can accommodate a number of vehicles. Side pathway gives access to the rear garden. There is a lawned area

and a selection of mature shrubs.

To the rear the fenced garden features a lawned area, patio and decked area.



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.











