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45 Randle Meadow, Great Sutton, Ellesmere Port, CH66 2BG

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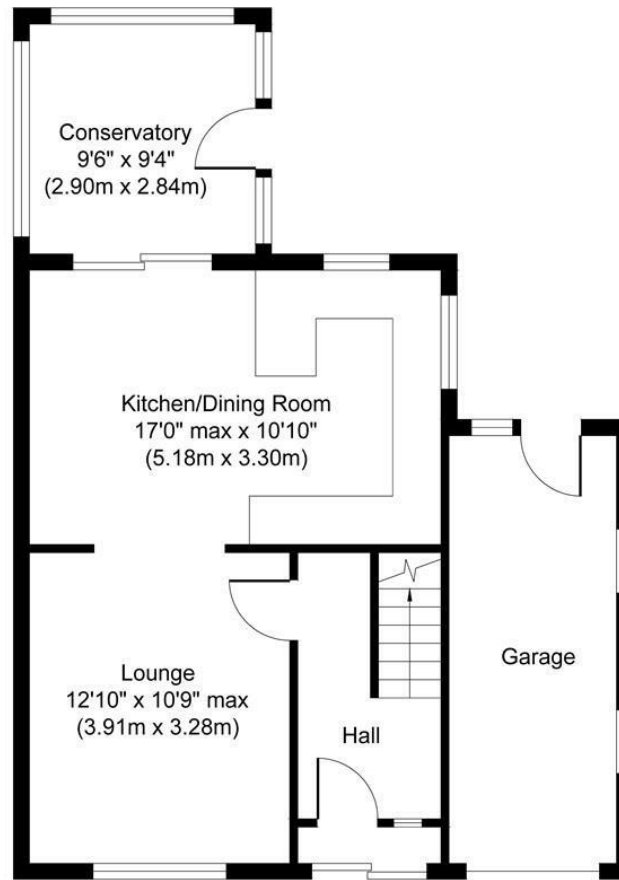
## Offers Over £245,000

We require the most discerning of buyers to take a serious look at this property. No words can really describe how much work the vendor has invested in this property, to create this modern, contemporary and tasteful home.

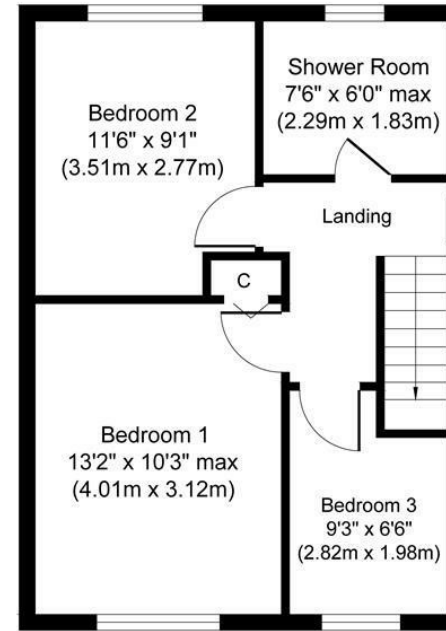
The attention to detail is to be applauded and if you are looking for that ready to move into home, look no further. This is probably one of the best presented homes available right now. A small list of works undertaken includes; fantastic kitchen, contemporary and stunning family shower room, re-plastered walls, all new PVC windows and doors, redecoration, new internal doors, colonial blinds to the majority of the windows, partial rewire and new panel plus new front fencing and driveway and so the list goes on.

Randle Meadow forms part of this established and respected residential development and a number of amenities and facilities can be found locally including, shops, schools and supermarkets.

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**Ground Floor**  
**Approximate Floor Area**  
**639 sq. ft**  
**(59.40 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**417 sq. ft**  
**(38.69 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

Retro Victorian style radiator, stiled floor, staircase to first floor.

Lounge

12'10" x 10'9" max  
A full width media wall creates an impressive focal point of this room, with illuminated recesses for TV's, stereo's and photographs. A part slatted wall opposite, again creates a modern, tasteful effect. Laminate flooring, vertical contemporary radiator, recess spotlights and double glazed window to front elevation.

Kitchen/Dining Area

10'10" x 9'5"  
This kitchen really has the 'WOW' factor, being finished in gray with copper coloured furniture. There is a comprehensive range of wall and base units, with contrasting worktops which extends to a peninsula unit that incorporates a four burner hob, drawer unit and breakfast bar. There are a number of integrated appliances as expected and includes; the aforementioned Neff hob, Hotpoint microwave, Hotpoint double oven, integrated dishwasher and fridge freezer. Feature sink and drainer with copper coloured mixer taps, full height double glazed window to rear and a further double glazed window to side elevation. Laminate flooring.

Dining Area

Vertical contemporary radiator, laminate flooring, sliding patio doors lead into the:-

Conservatory

9'4" x 9'6"  
Brick and UPVC construction with tiled flooring, UPVC and glazed door leading to the rear garden.

First Floor

Staircase leads from entrance hall to first floor landing with double glazed window to side elevation and loft access.

Bedroom One

13'2" x 10'3" max  
Part slatted feature wall with recess for TV, walk in cupboard, central heating radiator and double glazed window to front elevation.

Bedroom Two

11'6" x 9'1" max  
With double glazed window to rear elevation, central heating radiator and recessed lighting.

Bedroom Three

9'3" x 6'6" max  
Currently used as a dressing room with double glazed window to front elevation and central heating radiator.

Family Shower Room

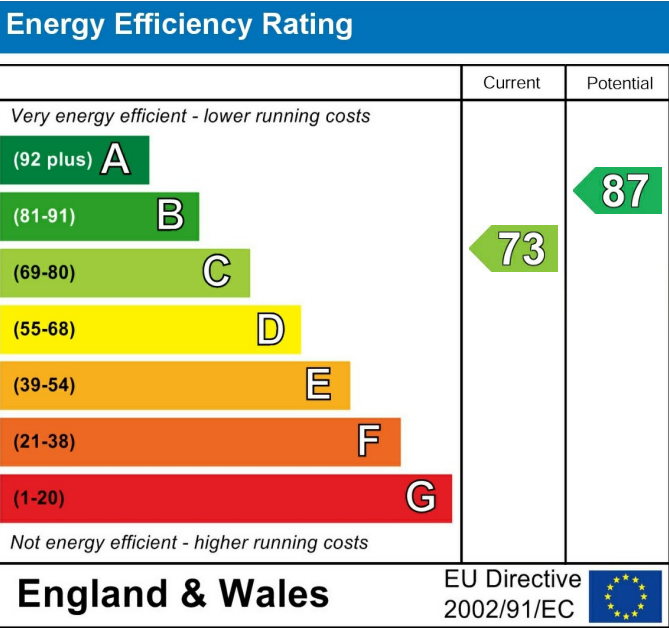
7'6" x 6'0" max  
WOW! Please take a look at the photographs and video tour. This should be in an Ideal Home feature. Large walk in shower with feature wall, low level WC, wash hand basin with part slatted wall behind, tiled walls and flooring, double glazed window to rear elevation.

Outside

The front has individual fencing to the boundaries, an imprinted driveway for several vehicles that in tern provides access to the garage.

Garage 18'6" x 8'0" - With update and over door, power and lighting, rear pedestrian door to the garden and plumbing for automatic washing machine.

A generous rear garden which offers patio and lawned areas with open open space to the rear.



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.



