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7 Manor Park Drive, Great Sutton, CH66 2ET

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Asking Price £499,950

The term 'Executive style home' is often over used, but in this case, it could be deemed appropriate.

Our property forms part of a small, respected and established development of similar high-end properties. As you drive into this quiet development the green areas left by the developer, enhance the feel of Manor Park.

This property offers spacious and well planned accommodation and would be enjoyed by a growing family. The general area is well situated for schools, shops/supermarkets and excellent links to surrounding centres of commerce.

Properties on Manor Park do not enter the market often, but have a high desirability with those who know this development.

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**Entrance Hall**

Front door leads into the entrance hall with laminate flooring, central heating radiator and staircase to first floor.

**Ground Floor WC**

Fitted with a white suite comprising low level WC and wash hand basin, tiled floor and double glazed window to rear elevation.

**Lounge**

17'2" x 12'0"  
This room is flooded with natural light through the large double glazed bay window to the front elevation. Adam style fire surround with inset gas fire, two central heating radiators.

**Dining Room**

16'11" x 12'1"  
Two French doors allowing access to the Conservatory and fills this room with natural light. Central heating radiator.

**Conservatory**

16'8" x 13'3" max  
A generous additional reception room with double glazed windows and French doors leading out into the garden.

**Kitchen**

13'5" x 9'4"  
Fitted with a comprehensive range of wall and base units with contrasting worktops, tiled splashback, integrated dishwasher, double oven, inset hob with extractor above, integrated fridge freezer. Double glazed window to side elevation and double glazed sliding patio door leading to the garden. Central heating radiator.

**Utility Room**

6'1" x 4'10"  
Fitted with a selection of wall and base units, contrasting worktops, tiled splashbacks, plumbing for automatic

washing machine, space for tumble dryer, wall mounted Baxi central heating boiler, tiled floor, central heating radiator and door leading to regard garden.

**Galleried landing**

Two double glazed windows to the front elevation, airing cupboard and loft access.

**Bedroom One**

15'0" x 10'2" excluding depth of fitted wardrobes  
Fitted wardrobes, central heating radiator and double glazed window to front elevation. Door leading into:-

**Ensuite Bathroom**

12'7" x 5'6"  
This has to be one of the largest ensuite's we have seen. Five piece suite in white including; panel bath with Victorian style mixer taps, walk-in shower cubicle, low level WC, bidet, pedestal wash basin, tiled walls, tiled floor, central heating radiator and double glazed window to side elevation.

**Bedroom Two**

12'5" x 9'11"  
Fitted wardrobes, double glazed window to rear elevation, central heating radiator.

**Bedroom Three**

10'8" x 9'9" including depth of wardrobes  
Fitted wardrobes, central heating radiator and double glazed window to rear elevation.

**Bedroom Four**

9'6" x 7'5" excluding depth of wardrobes  
Fitted wardrobes, central heating radiator and double glazed window to rear elevation.

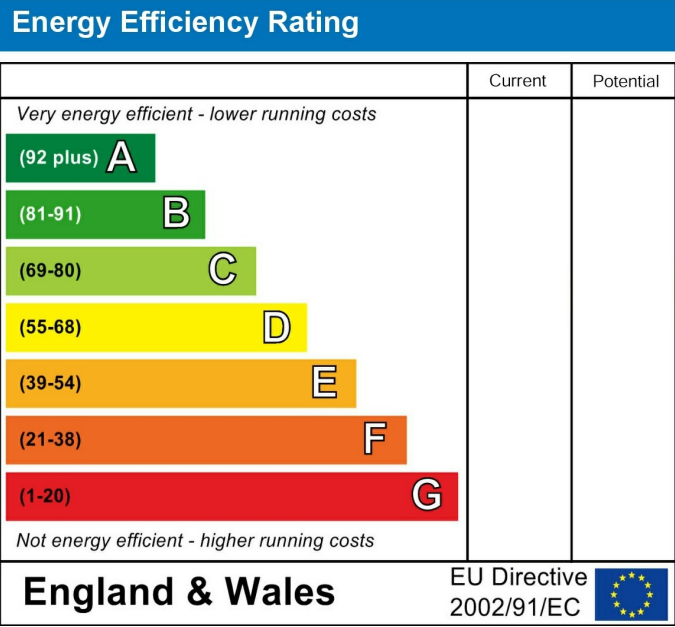
**Bathroom**

7'3" x 5'6"  
Three piece suite to include; panel bath with electric shower and shower screen, low level WC, pedestal wash basin, tiled walls, tiled flooring, central heating radiator and double glazed window to front elevation.

**Outside**

To the front there is off road parking for a number of vehicles and access to the garage 17'4" x 16'0" with power and light. A lawned area with mature shrubs.

To the rear there are side gated access paths to the front, patio area, lawned garden with mature shrubs and bushes.



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.



















