



HUNTERS[®]
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27 Brightsmith Road, Little Sutton, CH66 4BT

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Offers In Excess Of £375,000

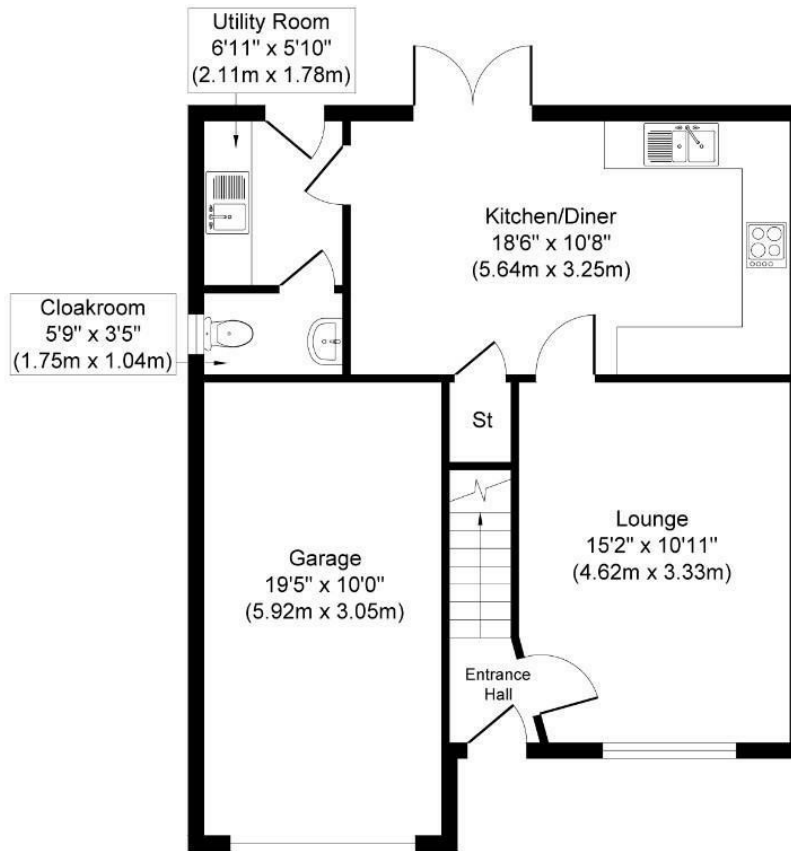
We are pleased to offer our serious buyers the opportunity to purchase this deceptively spacious, four bedroom family home. This modern property is fitted with the modern attributes that is expected of such a property.

The current Vendors have created a tasteful home with their choice of internal fittings such as the kitchen and bathroom, offering a ready to move into new home.

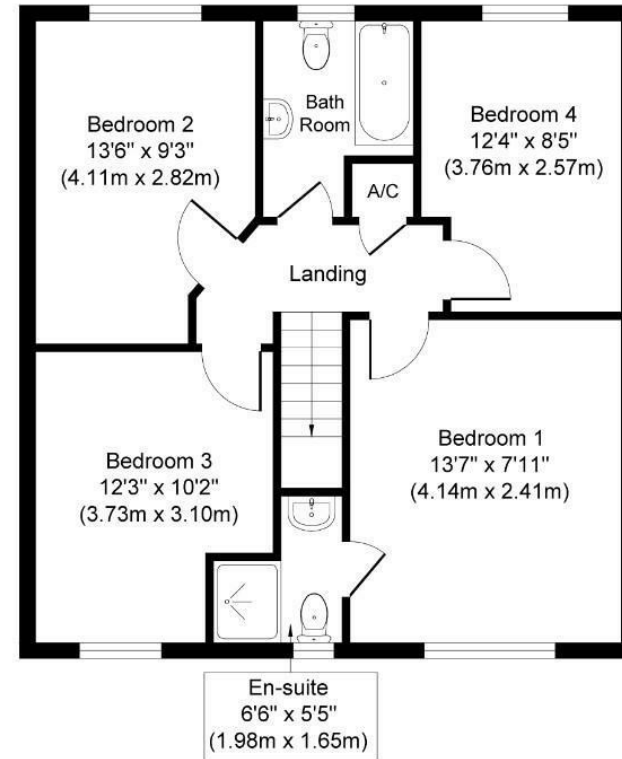
Situated on the increasingly popular Ledsham Garden Village development this property is joined by various designs of properties which creates an executive feel. The general area is well served by schools, shops, doctors, leisure facilities and if required public transport provides access to surrounding areas.

Please note this property is Freehold

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Ground Floor
Approximate Floor Area
685 sq. ft
(63.60 sq. m)



First Floor
Approximate Floor Area
645 sq. ft
(59.96 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

Composite front door, central heating radiator, stairs to first floor.

Lounge

15'2" x 10'11"

Part panelled walls, double glazed window to front, central heating radiator.

Kitchen/Dining Room

18'6" x 10'8"

Following the modern trends, this spacious area provides the ideal space to cook and entertain. The kitchen area is comprehensively fitted with both wall and base units in deep green with contrasting work surfaces. As to be expected, there are a number of integrated appliances including four burner hob, extractor above, double oven, fridge freezer, dishwasher, one and a half bowl inset sink, double glazed window.

In the dining area there is a store cupboard, access door to garage, French doors to the rear garden, double panel radiator.

Utility Room

6'11" x 5'10"

Fitted with a selection of wall and base units matching those in the kitchen. Inset stainless steel sink, plumbing for automatic washing machine, space for tumble dryer, rear access door to garden, off the utility room is:-

Cloakroom

5'9" x 3'5"

Low level WC, floating wash hand basin, half tiled walls, central heating radiator, double glazed window.

First Floor

Staircase leads from hall to first floor landing with loft access and boiler cupboard.

Bedroom One

13'7" x 7'11"

Fitted wardrobes, double glazed window, central heating radiator. Door to:-

Ensuite

6'6" x 5'5"

Larger than average walk in shower cubicle, vanity unit with integrated sink, low level WC, ladder towel rail, half tiled walls, tiled floor, double glazed window.

Bedroom Two

13'6" x 9'3"

Double glazed window, central heating radiator.

Bedroom Three

12'3" x 10'2" narrowing to 7'7"

Double glazed window, central heating radiator.

Bedroom Four

12'4" x 8'5"

Double glazed window, central heating radiator.

Bathroom

8'10" x 6'4"

Three piece suite in white incorporating panelled bath with shower over and shower screen, low level WC, floating wash hand basin. half tiled walls, tiled floor, double glazed window.

Garage

19'5" x 10'0"

Larger than the normal single, up and over door, power and light.

Outside

To the front a shared access route from the main thoroughfare leads to the driveway which can accommodate two cars. There is a lawned area and side access gate to the rear.

To the rear there is a lawned area with central path and patio area.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(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	

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.





