



Heath Lane, Little Sutton, Cheshire CH66 5NN

- Impressive and Substantial Four Double Bedroom Detached Family Residence
- Well Maintained Accommodation Appointed to a High Standard Throughout
- Large Open Plan Living Kitchen Diner, Playroom, Office and Downstairs W.C
- Three Further Double Bedrooms and a Modern Three Piece Family Bathroom
- Set Back from the Road with Ample Off Road Parking and a Storage Garage
- Occupying a Generous Sized Plot in the Prime Location of Little Sutton
- Hallway, Bay Fronted Lounge, and Living Room Opening to a Dining Room
- Superb Master Bedroom with Dressing Area and Four Piece En Suite
- Extensive Rear Garden Beautifully Landscaped and Enjoying a Sunny Aspect
- Close to Amenities, Transport Links and Excellent Schools for All Age Groups



£599,950



















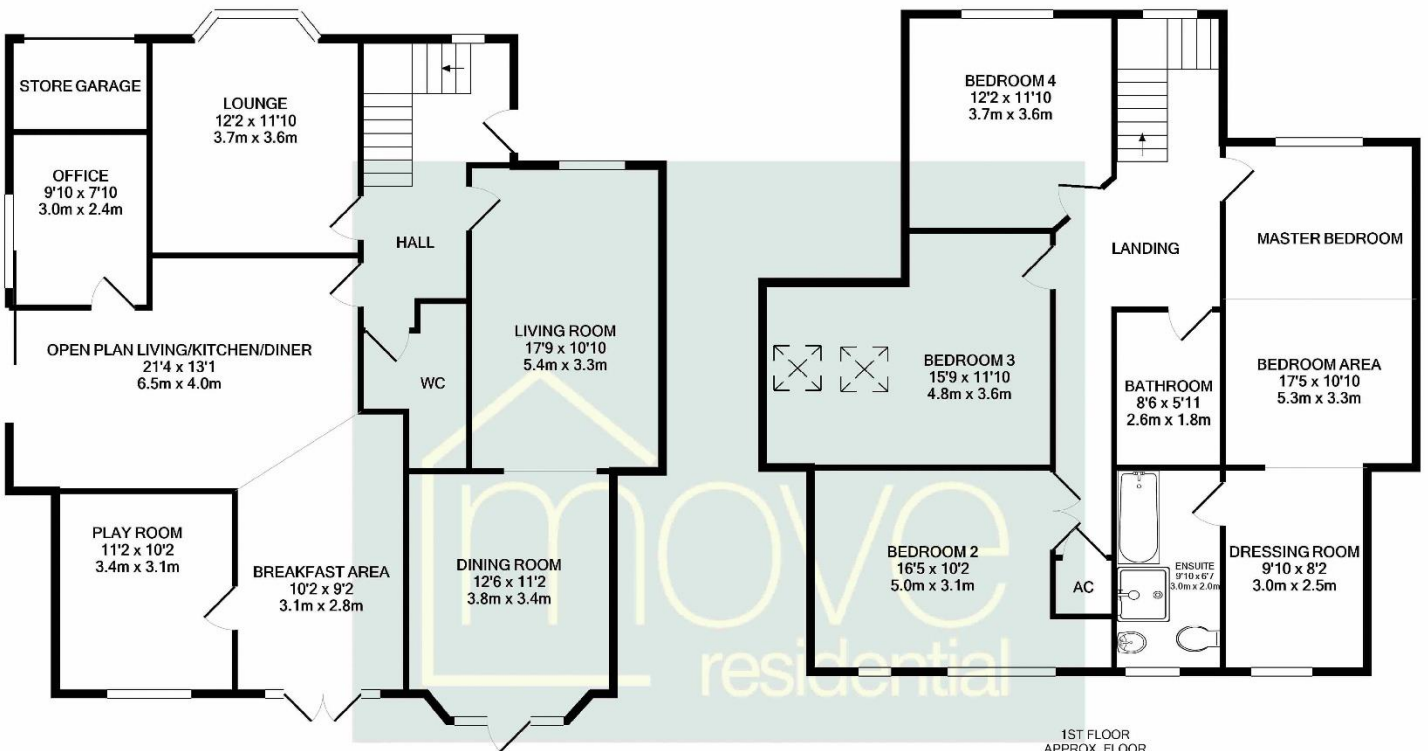












GROUND FLOOR
APPROX. FLOOR
AREA 1239 SQ.FT.
(115.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 1088 SQ.FT.
(101.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 2327 SQ. FT. (216.2 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Description

A rare opportunity to acquire this stunning and spacious four double bedroom detached family home, occupying a generous plot in the highly sought after area of Little Sutton. Set back from the road, the property boasts ample off-road parking, a front lawn, and store garage. To the rear you have a breathtaking, extensive rear garden, beautifully landscaped and enjoying a sunny aspect - the perfect setting for family life and outdoor entertaining. The ground floor offers versatile and well proportioned living space, including four reception rooms, a home office, and a ground floor W.C. At the heart of the home is a stylish open plan kitchen, dining and living area, complete with high quality wall and base units, contrasting worktops, integrated appliances, and a breakfast area with French doors leading out to the rear garden. Upstairs, the generous principal bedroom suite includes a dressing area and a luxurious four-piece en-suite. There are three further double bedrooms, all served by a modern family bathroom. Ideally located close to a range of local amenities, excellent schools, and transport links, this impressive home offers the perfect blend of space, comfort, and convenience. Early viewing is highly recommended to appreciate all this property has to offer.

EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.