



Heath Lane, Little Sutton, Cheshire CH66 5NN

- Substantial Four/Five Bedroom Extended Detached Family Residence
- Hallway, Two Reception Rooms, Kitchen Diner, Utility Room and W.C
- Four Sizeable First Floor Bedrooms, En Suite, Family Bathroom and Balcony
- Set Back from the Road with Ample Off Road Parking and Integral Garage
- Spacious and Versatile Accommodation Spanning Over 2,300 Square Feet
- Office/Snug and a Further Reception Room/Bedroom with En Suite
- Extensive Plot with Sweeping Rear Garden Enjoying a High Degree of Privacy
- Closer Inspection Strongly Recommended to Appreciate this Home in Full



Offers Over £600,000

















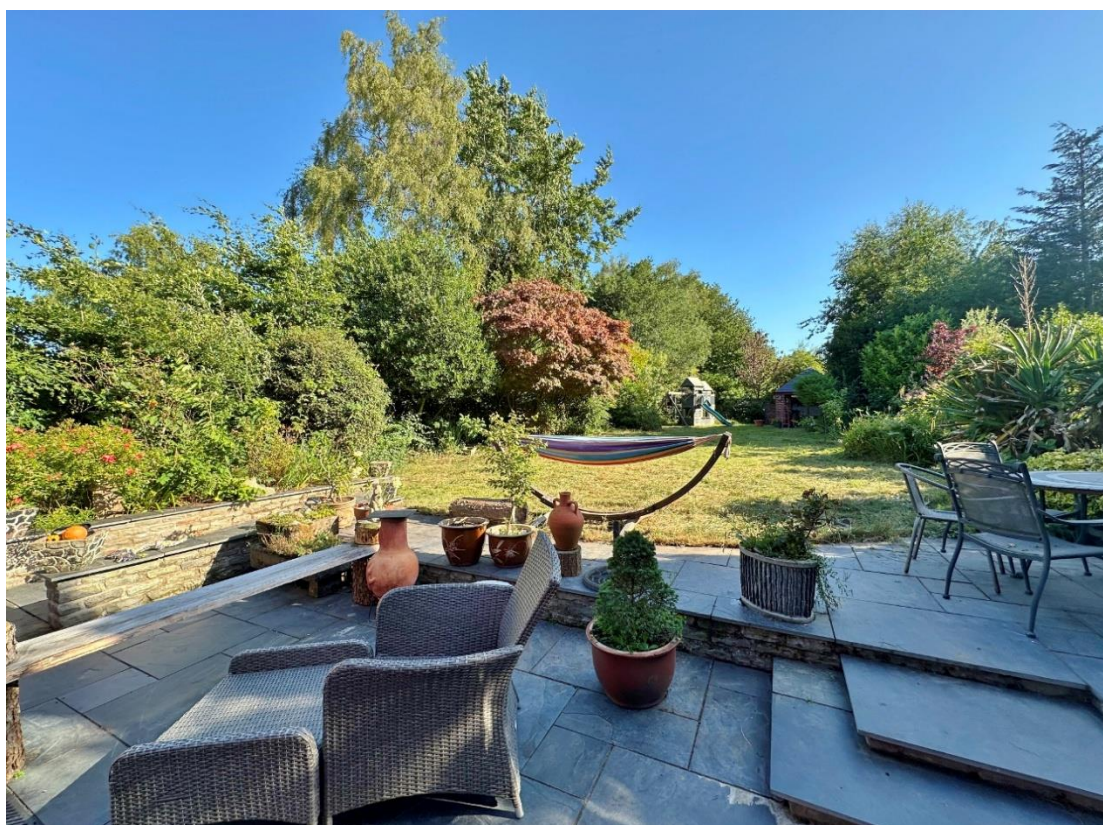












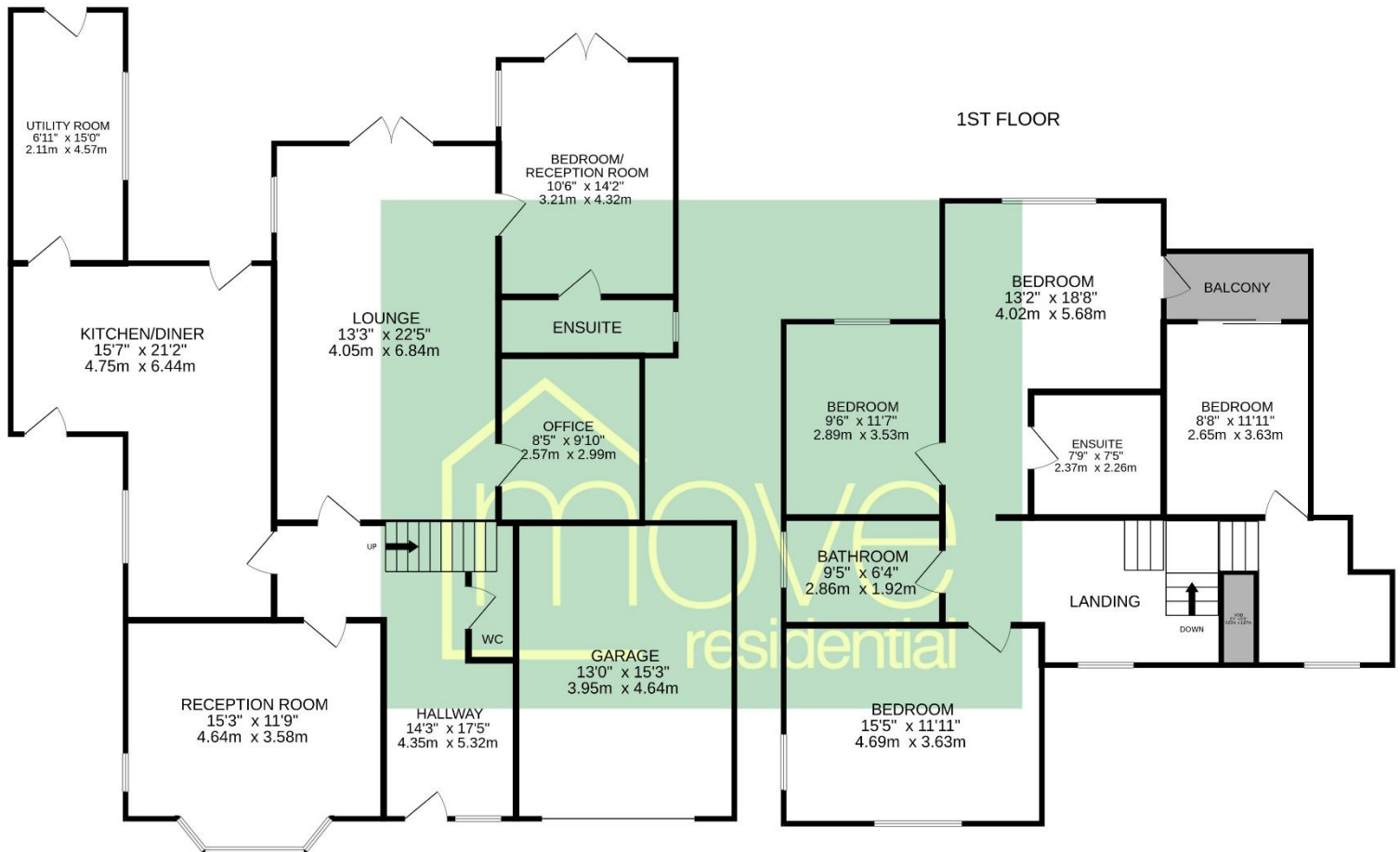




Floor Plan

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 2397 sq.ft. (222.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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

Situated in the sought after area of Little Sutton, this impressive and extended five bedroom detached residence occupies a substantial plot in the prime location of Little Sutton. Well appointed and maintained, this home spans over 2,300 square feet, delivering versatile family living space arranged across two floors.

The ground floor features a welcoming hallway leading to a generous reception room, spacious lounge and an additional bedroom/reception room with ensuite, perfect for multi-generational living or guest accommodation. The modern kitchen/diner is ideal for family gatherings and connects seamlessly to a useful utility room. There is also an office/snug and a convenient W.C. Upstairs, the first floor offers five well proportioned bedrooms, including a primary bedroom with its own ensuite and access to a balcony which is shared with a further bedroom. A four piece family bathroom completes the upper level, providing comfort and flexibility for a growing family.

Externally, the property benefits from ample off road parking and a large rear garden, mainly laid to lawn with a patio area ideal for entertaining or relaxing. The garden enjoys a high degree of privacy, making it perfect for peaceful family life. A closer inspection is strongly recommended to fully appreciate the space, quality and potential this home has to offer.

EPC Summary

Awaiting certificate

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.