



HUNTERS[®]
HERE TO GET *you* THERE

55 Thorne Drive, Little Sutton, CH66 4NT

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Asking Price £270,000

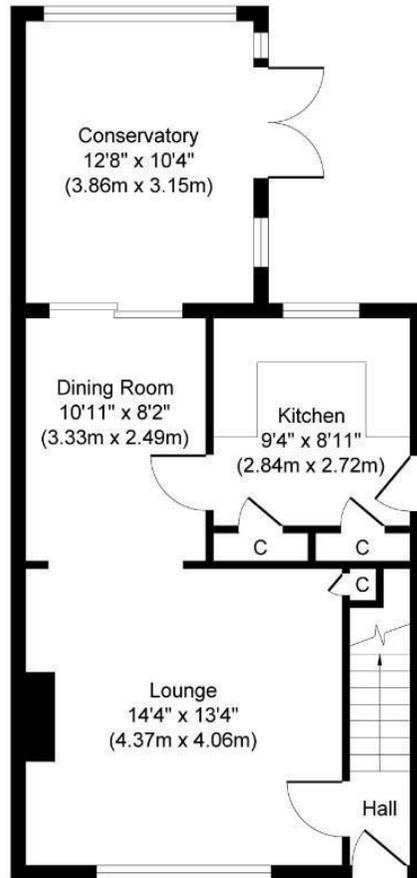
Welcome to our latest listing being a well presented, three bedroom detached home situated within an respected and established residential development. The property offers well-proportioned accommodation which would lend itself to a family or indeed those looking to downsize.

A viewing is essential to appreciate what this property has to offer including; fitted kitchen, modern shower room, conservatory, generous parking and detached garage.

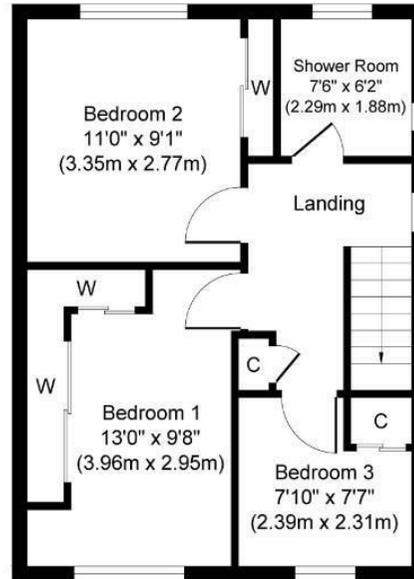
The area is served by various local shops whilst Little Sutton village offers a more comprehensive range including 'Express' style supermarkets.

Call us today for a viewing to avoid disappointment.

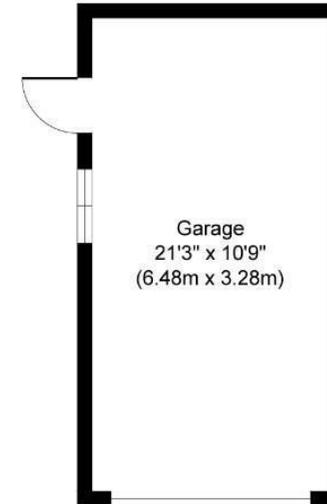
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Ground Floor
Approximate Floor Area
566 sq. ft
(52.57 sq. m)



First Floor
Approximate Floor Area
428 sq. ft
(39.77 sq. m)



Garage
Approximate Floor Area
228 sq. ft
(21.22 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.

Entrance Hall

Central heating radiator, double glazed window, stairs to first floor.

Lounge

13'4" x 14'4"

A feature fire surround with flame affect gas fire, creates the focal point of this room. Central heating radiator, double glazed window to front elevation, understairs cupboard, arched opening leads to:-

Dining Room

10'11" x 8'2"

Sliding patio doors leading to conservatory, central heating radiator, further door to kitchen.

Conservatory

12'8" x 10'4"

Laminate flooring, double glazed windows, French doors leading to rear garden.

Kitchen

9'4" x 8'11"

A well fitted modern kitchen finished in high gloss white with contrasting black worktops, four burner hob, extractor, oven, dishwasher, integrated fridge freezer, boiler cupboard housing Valiant boiler, tiled floor, double glazed window to rear, side access door.

First Floor

Former airing cupboard, double glazed window, loft access.

Bedroom One

13'0" x 9'8"

Fitted wardrobes, central heating radiator, double glazed window.

Bedroom Two

11'0" x 9'1"

Fitted mirror wardrobes, central heating radiator, double glazed window.

Bedroom Three

7'10" x 7'7"

Wardrobe space, central heating radiator, double glazed window to front elevation.

Shower Room

7'6" x 6'2"

Double sized shower cubicle with glass screen, low-level WC, vanity unit with sink, ladder towel rail, tiling to floor and walls, double glazed windows to side and rear elevations.

Outside

This property benefits from ample off road parking with additional room beyond the timber gates. This secured area might also be suitable for a leisure vehicle or boat.

There is a lawn area to the front whilst the rear is mainly laid to lawn with patio area.

Garage

21'3" x 10'9"

Larger than normal with power and light, up and over door, plumbing for automatic washing machine, double glazed window to side, pedestrian access door to side.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.









