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27 Collier Court, Little Sutton, CH66 4BA

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## Asking Price £280,000

A stunning, personalised property is now ready for all those discerning and serious buyers to come along and fully appreciate what is on offer.

This spacious home is designed over three floors and presents to a very high standard. It really is ready to move into and enjoy. Situated on the respected Leadsham Garden Village development, it overlooks the central green area and is well positioned to take advantage of the new Tesco store.

This four bedroom family home is offered with no ongoing chain and just needs a new owner.

The property and location tick many boxes. Great home, favoured location, schools locally, public transport links available and a number of recreational and socialising venues in the general area.

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### Entrance Hall

Stairs to first floor, understairs store area with additional Utility cupboard housing plumbing for automatic washing machine and space for tumble dryer.

### Cloakroom

Low level WC, floating wash hand basin, quarter tiled walls, tiled floor, central heating radiator, double glazed window to front elevation.

### Lounge

15'7" x 9'6"

Laminate flooring, double glazed window with venetian blinds to front elevation, feature acoustic wall covering.

### Kitchen/Dining Area

16.7@ x 11'0"

This really is the show piece of this home, having been reconfigured in layout with updated fixtures. This extensively fitted area with central island boasts a number of integral appliances including fridge freezer, dishwasher, five burner gas hob, oven and extractor over. The rear wall is dominated by windows and French doors allowing lots of natural daylight to flood in.

There is ample room for a dining table, so family and guests can also enjoy this space.

### First Floor

Staircase leads from hall to first floor landing.

### Bedroom Two

15'6" x 9'10"

Double glazed window with blinds to front elevation, fitted sliding wardrobes, central heating radiator.

### Bedroom Three

9'10" x 11'1"

Double glazed window with blinds to rear elevation, fitted sliding wardrobes, central heating radiator.

### Bedroom Four

9'8" x 7'6"

Double glazed window with blinds, central heating radiator.

### Family Bathroom

7'3" x 6'0"

Panelled bath with shower over, shower screen, low level WC, vanity unit with sink and storage below, heated towel rail, double glazed window with venetian blind to front elevation.

### Second Floor

This area has been designed as the Principle Suite comprising:-

### Principle Bedroom

13'2" x 12'2"

Sliding wardrobes, double glazed window with blinds to front elevation. Access to loft area.

### Ensuite

7'8" x 5'5"

Shower cubicle, low level WC, vanity unit with sink, heated towel rail, roof light.


### Outside

To the front there is a small garden area whilst to the rear there is an ease-of-maintenance landscaped garden, that takes full advantage of the space on offer. This includes patio and decked areas, as well as gravel recesses. Such a lovely space to enjoy the southerly aspect. A wooden gate allows access to the side residents parking and this property's two allocated spaces.

### Agent Note

Whilst this property is Freehold, there is a Management Fee (TBC) payable toward the communal grounds.

## Energy Efficiency Rating

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            | <b>95</b>   |
| (81-91) <b>B</b>                                   | <b>85</b>                  |   |
| (69-80) <b>C</b>                                   |                            |   |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>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.







