



**Kelmscott Close, Great Sutton Ellesmere Port CH66 2ES**



**welcome to**

**Kelmscott Close, Great Sutton Ellesmere Port**

Jones & Chapman are proud to present this impressive four bedroom detached home, with no onward chain, ideally situated within the highly sought after Manor Park estate. An early viewing is essential, call us today to arrange yours!



### Entrance Hall

Upon entering the property through the front door, you are greeted with a spacious hallway with a fitted carpet, a single panel radiator, a security alarm panel and doors leading into the kitchen, downstairs WC, study, living room and dining room.

### Downstairs Cloakroom

The cloakroom has a UPVC double glazed window to the rear aspect, a fitted carpet, a pedestal wash hand basin and a low level WC.

### Living Room

15' 6" x 12' 2" ( 4.72m x 3.71m )

The living room features a UPVC double glazed bay window overlooking the front aspect fitted with blinds, and an arched window overlooking the side aspect, two double panel radiators, fitted carpet, coving, and a gas fire set within a marble hearth with a wooden surround.

### Dining Room

12' 2" x 12' 3" ( 3.71m x 3.73m )

The dining room features a UPVC double glazed window overlooking the rear aspect, a single panel radiator and fitted carpet.

### Study

6' 9" x 7' 4" ( 2.06m x 2.24m )

The study features a UPVC double glazed window overlooking the rear aspect, a fitted carpet and a single panel radiator.

### Kitchen

15' 1" x 13' 7" ( 4.60m x 4.14m )

The kitchen was installed in 2021 and features a UPVC double glazed window overlooking the side aspect and French doors leading to the rear garden. There is a range of grey wall, base and drawer units with complementary work surfaces, an integrated Bosch fridge freezer and Neff dishwasher, a four ring Neff gas hob with a double oven and extractor hood, a built in Neff microwave and one and a half bowl sink and drainer. The kitchen is finished with kardene flooring, inset spotlights and a large under stairs

storage cupboard.

### Utility Room

6' 8" x 4' 9" ( 2.03m x 1.45m )

The utility room features a UPVC double glazed door to the rear aspect, fitted grey units with complementary work surfaces, a sink and drainer, outlets for a washing machine and tumble drier, a Vaillant boiler and kardene flooring.

### Landing

Access to the first floor Jack and Jill landing via a beige carpeted staircase with a wooden spindle banister, loft hatch with pull down ladders, the loft is partly boarded with light and insulation, and an airing cupboard for additional storage space.

### Bedroom One

15' 2" x 12' 3" ( 4.62m x 3.73m )

The master bedroom features a UPVC double glazed window overlooking the front aspect, a fitted carpet with complementary decor, a single panel radiator, six door built in wardrobes and a door leading into the spacious en-suite.

### En-Suite

12' 2" x 5' 5" ( 3.71m x 1.65m )

The en-suite was completely re-fitted in 2022 and has a UPVC double glazed window to the side aspect, a walk in shower with chrome fittings, a wash hand basin set within a vanity unit with a mirrored vanity unit above and a low level push flush WC, a tall radiator, an additional tall fitted vanity unit, inset spotlights, partially tiled walls and tiled under floor heating.

### Bedroom Two

14' 1" x 10' 3" ( 4.29m x 3.12m )

The second bedroom features a UPVC double glazed window overlooking the rear aspect, a fitted carpet with complementary decor, a single panel radiator and four door built in wardrobes.

### Bedroom Three

9' 9" x 10' 6" ( 2.97m x 3.20m )

The third bedroom features a UPVC double glazed window overlooking the rear aspect, a fitted carpet with complementary decor, and a single panel radiator.

### Bedroom Four

9' 7" x 9' 5" ( 2.92m x 2.87m )

The fourth bedroom features a UPVC double glazed window overlooking the rear aspect, a fitted carpet with complementary decor, and a single panel radiator.

### Bathroom

The bathroom features a UPVC double glazed window to the front aspect, a bath with shower attachment, a low level WC and a pedestal wash hand basin. There is a double panel radiator, carpet flooring, partially tiled walls, and a fan.

### Front/Side Garden

There is a large front and side garden which is laid to lawn with flower beds and a tiled pathway, the garage can be accessed from the front offering off road parking.

### Rear Garden

The rear garden is fenced to two sides with a decorative brick wall to the other side, a large flagged patio area, mature trees and shrubs, large gravel area, flower beds, a wooden shed, an outdoor tap and gated access to the front of the property.

### Double Garage

The double garage has an automated up and over door to the front and a door to the side, it is fitted with sockets and electric.



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## **Kelmscott Close, Great Sutton Ellesmere Port**

- Well Maintained Detached Family Home
- Four Bedrooms & One En-Suite
- Three Reception Rooms
- Downstairs WC & Utility Room
- No Onward Chain

Tenure: Freehold EPC Rating: C

Council Tax Band: F

# **£480,000**



Please note the marker reflects the  
postcode not the actual property

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