



# CPH

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33 Porritt Lane, Irton  
Offers in Region of £450,000



- SUBSTANTIAL THREE BEDROOM DETACHED HOME
- IN GOOD DECORATIVE ORDER THROUGHOUT
- OPEN PLAN KITCHEN/DINING ROOM, SUN ROOM & UTILITY
- MASTER BEDROOM BENEFITTING FROM A FEATURE EN-SUITE BATHROOM WITH A SAUNA
- GENEROUS GARDENS WITH AMPLE PARKING & GARAGE
- SET WITHIN THE HIGHLY SOUGHT AFTER VILLAGE OF IRTON
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN

We are delighted to present this substantial three bedroom detached home, beautifully maintained and offered in good decorative order throughout, set within the highly sought after village of Irtton.

This impressive property welcomes you with a sense of space and style, featuring a thoughtfully designed layout that perfectly balances generous proportions with modern living. The heart of the home is undoubtedly the open plan kitchen and dining room, a bright and inviting area ideal for family gatherings and entertaining, seamlessly flowing into a charming sun room that bathes the space in natural light. The well-appointed kitchen boasts contemporary fittings, ample storage, and a practical adjoining utility room. The two reception rooms comprise of a spacious bay fronted lounge which enjoys views over neighboring fields and bi-folding doors to a light and airy sun room. The two ground floor bedrooms are equally well-presented, providing flexible accommodation for family, guests, or a home office and is accompanied by a shower room. Upstairs, the master bedroom is a true retreat, benefitting from a luxurious feature en-suite bathroom complete with a private sauna, offering an indulgent space to unwind at the end of the day. The property's versatile layout and stylish interiors create a warm and welcoming ambience, making it perfectly suited to modern family life or those seeking a peaceful village setting.





The home is set within generous grounds which offer panoramic views over neighboring fields and the countryside. The grounds are complete with lawn, a summerhouse with power, greenhouse, paving, ample parking and a garage.

With no onward chain, this exceptional home represents a rare opportunity to secure a spacious and elegant residence in a highly desirable location. Early viewing is highly recommended to fully appreciate all that this outstanding property has to offer.

#### GROUND FLOOR

**Porch** 5' 11" x 2' 7" (1.80m x 0.80m)

**Hallway** 18' 1" x 9' 2" (5.50m x 2.80m)

**Lounge** 17' 9" x 16' 1" (5.40m x 4.90m)

**Dining Room** 13' 5" x 7' 10" (4.10m x 2.40m)

**Kitchen** 10' 10" x 7' 10" (3.30m x 2.40m)

**Sun Room** 17' 5" x 8' 10" (5.30m x 2.70m)

**Utility** 8' 2" x 7' 10" (2.50m x 2.40m)

**Shower Room** 5' 3" x 4' 7" (1.60m x 1.40m)

**Bedroom Two** 11' 10" x 11' 10" (3.60m x 3.60m)

**Bedroom Three** 11' 6" x 8' 6" (3.50m x 2.60m)

#### FIRST FLOOR

**Master Bedroom** 16' 9" x 14' 1" (5.10m x 4.30m)

**En-suite to the Master Bedroom** 13' 9" x 7' 10" (4.20m x 2.40m)

#### OTHER

**Garage** 14' 5" x 9' 2" (4.40m x 2.80m)

HMRC If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.



*Interested?*

Contact our friendly team today  
☎ 01723 352235 | ✉ sales@cphproperty.co.uk

With you every step of the way



TOTAL FLOOR AREA: 1614 sq.ft. (150.0 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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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132