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3 Glenesk Road, Great Sutton, CH66 4NQ

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Asking Price £325,000

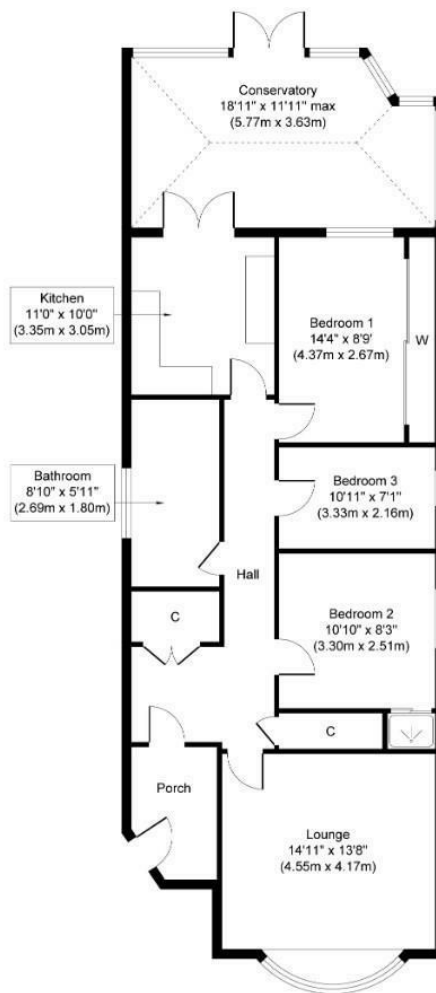
We would like to welcome to the market this three-bedroom detached bungalow with spacious conservatory overlooking a sizable rear garden.

This home offers well-proportioned accommodation which has been maintained to a good standard and presents very well.

In addition to the normal expectations of double glazing and gas central heating, this home offers a modern kitchen and bathroom together with the inclusion of an integral shower cubicle to one of the bedrooms.

Bungalows on this road are always popular and we would welcome able buyers to contact our Little Sutton office without delay.

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**Approximate Floor Area**  
**1293 sq. ft**  
**(120.11 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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.  
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### Entrance Vestibule

Double glazed windows, tiled floor, feature wall cladding.  
Further door to:-

### Entrance Hall

Cloaks cupboard, additional store cupboard, loft access.

### Lounge

14'11" x 13'8"

A bright and airy reception room with two double glazed windows to the front and side elevations. Feature fireplace and fire create the focal point of this room, laminate flooring, central heating radiator.

### Kitchen

11'0" x 10'0"

A modern well fitted kitchen with a range of wall and base units, four burner hob, extractor above, oven, integrated fridge freezer, recess and plumbing for automatic washing machine, one and a half bowl sink unit, tiled splashbacks, tiled floor, central heating radiator, French doors lead to:-

### Conservatory

11'11" max reducing to 8'6" x 18'11"

What an impressive addition. This shaped conservatory allows an additional dimension to this property. The French doors and copious double glazed windows ensure the rear garden can be fully enjoyed, tiled floor, central heating radiator.

### Bedroom One

14'4" x 8'9" excluding depth of wardrobes

Full length floor to ceiling fitted wardrobes, central heating radiator, double glazed window to rear elevation.

### Bedroom Two

10'10" x 8'3"

Integrated double shower cubicle, vertical modern radiator, double glazed window to side elevation, central heating radiator.

### Bedroom Three

10'11" x 7'1"

Old school retro style radiator, double glazed window to side elevation.

### Bathroom

8'10" x 5'11"


'P' shaped bath with shower over and shower screen, wash hand basin, low-level WC, tiled walls and floor, retro style central heating radiator, double glazed window to side elevation.

### Outside

To the front there is a coloured pressed concrete driveway that leads to the garage (17'11" x 7'9") with electric door, power and light. The remaining frontage has a lawned area with well stocked borders.

The rear garden is a real feature of this home with a spacious patio area leading to the landscape garden with shaped lawn, well stocked borders and various mature shrubs. You feel like you are walking through the garden to different areas.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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 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.











