
HUNTERS®
HERE TO GET you THERE
51 Knottingley Drive, Great Sutton, CH66 4XF

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Asking Price £250,000

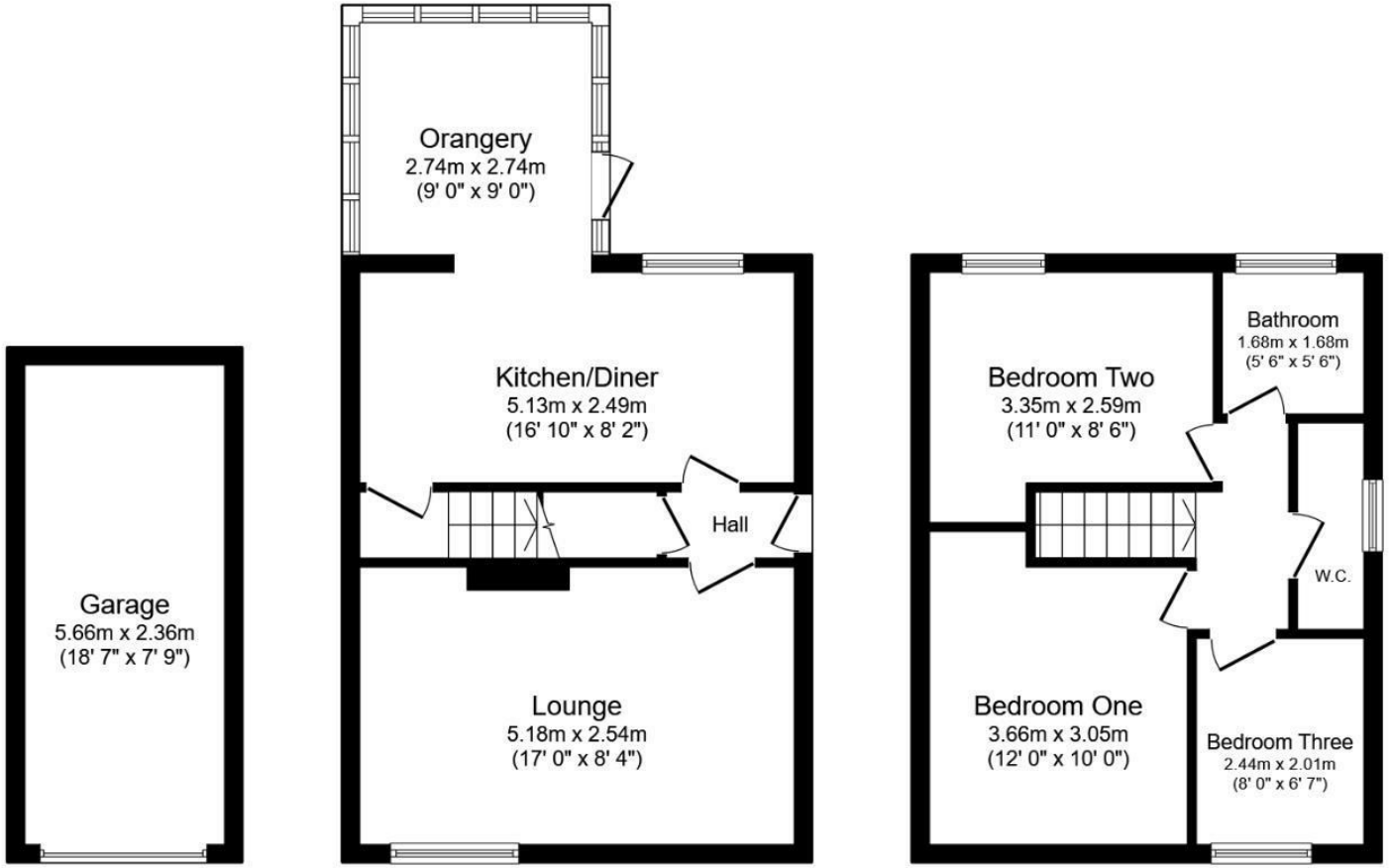
Now, there are three bedroom semi-detached homes and then there is 51 Knottingley Drive. Sit down and take in the description and photographs. You will find it difficult to find such an impressive home at this price point. The current owners have invested heavily in this property to make this their forever home, but an opportunity has arisen that means the lucky buyer of this property really does get something special.

In brief, the property has recently had new windows with and all external walls rendered, a new kitchen, original conservatory converted to an orangery, new boiler, rebuilt garage with electric door, resin driveway, landscaped gardens and so the list continues.

Situated in an established and respected residential area, which enables the homeowner to take full advantage of Little Sutton and all it has to offer.

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Total floor area: 90.8 sq.m. (977 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Entrance Hall
Tiled floor, under stair storage cupboard.

Lounge
17'0" x 10'10"
A modern electric fireplace with surround provides the focal point to this bright family room, double glazed window to front elevation with Venetian blind, central heating radiator.

Open Plan 'L' Shaped Kitchen/Orangery
16'10" x 8'4"
What a fantastic area to enjoy and entertain in. This would probably become the heart to this home. This area has been extensively updated with the fitment of a modern coloured kitchen with extensive wall and base units, recessed chopping station, fitted Bosch microwave, fitted oven, induction hob with extractor over, all complimented by the composite worktops, drainer and sink unit, fridge freezer recess, plumbing for automatic washing machine, double glazed window overlooking the rear garden, recessed spotlights, black upright central heating radiator. Follow the kitchen around into the former conservatory that has been converted to an Orangery.

Orangery
9'0" x 9'0"
Vaulted ceiling with skylights, half height brick with double glazed windows above, side double glazed access door to rear garden. A comfy room that oozes natural light.

First Floor
Staircase leads from hall to first floor landing. Loft access (which the current owner has advised has the majority boarded), boiler cupboard housing a Valiant boiler.

Bedroom One
12'0" x 10'0"
Fitted wardrobes extending to double drawer units, double glazed window with blind to rear elevation, central heating radiator.

Bedroom Two
11'0" x 8'6"
Central heating radiator, double glazed window with blind to front elevation.

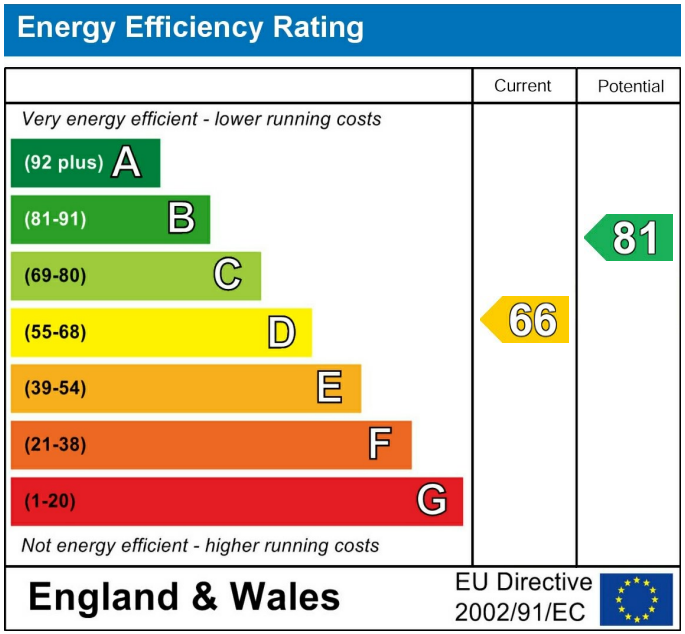
Bedroom Three
8'0" x 6'7"
Central heating radiator, double glazed window with blind to rear elevation.

Bathroom
5'6" x 5'6"
This has been converted to a high-quality shower room which has been fitted with a large shower cubicle, vanity unit with inset sink, ladder towel rail, tiled walls, double glazed window to front elevation.

Separate WC
Low-level WC, central heating radiator, double glazed window to side elevation.

Outside
Both the front and rear gardens have been landscaped with lawn areas and well stocked borders. Rough iron style fencing to the front whilst to the rear there is a patio area, lawn and raised borders created by railway sleeper type timber.

The property has an almost new resin driveway leading to the rebuilt single garage 18'7" x 7'9" with electric roller door and recessed lighting.



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.










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