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32 Chandler Street, Little Sutton, CH66 4AY

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Asking Price £375,000

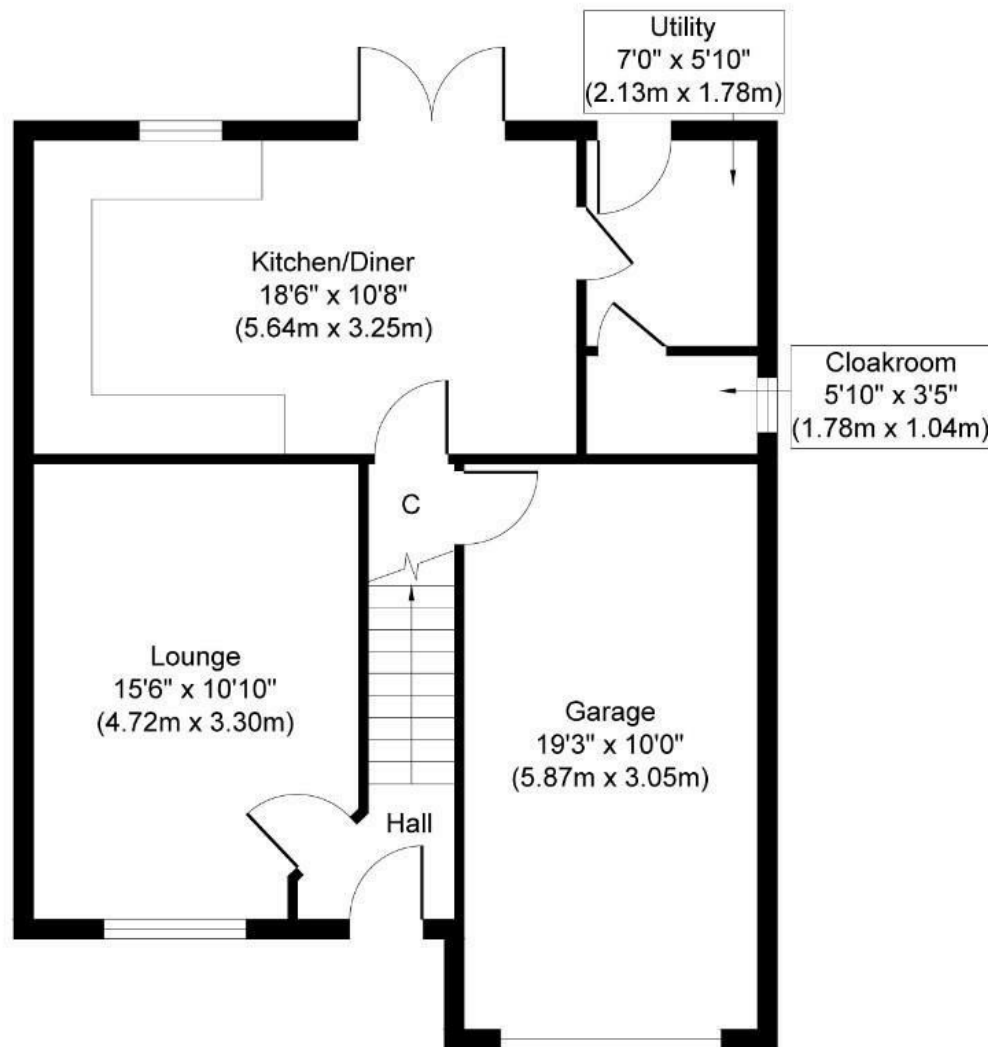
We are pleased to bring to the market this 'Shrewsbury' designed, four bedroom family home situated on what must be one of the premier residential developments in this area.

The property has been designed with families in mind with its open plan kitchen dining area enjoying French doors to the rear garden. Presented to a very high standard and a unique feature of this home is the internal door into the garage.

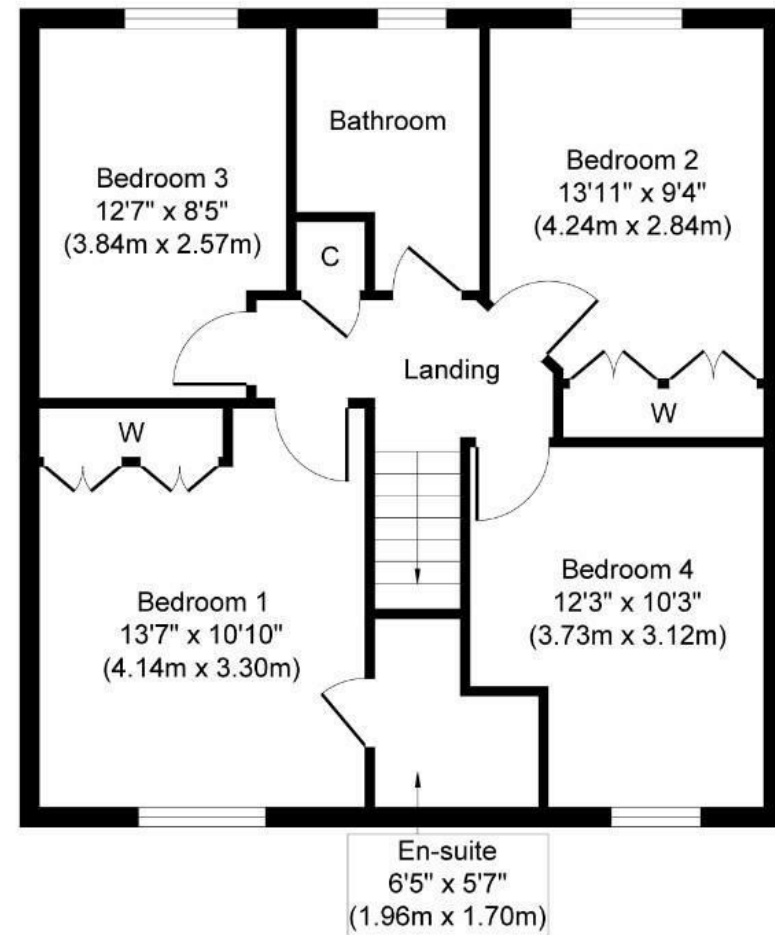
Whether enjoying quiet time as a family or entertaining friends this design of property makes it ideal for both.

This innovative development is well placed for great transport links and a wide range of shopping facilities, add in schools for all ages means this is a great place to be.

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Ground Floor
Approximate Floor Area
691 sq. ft
(64.21 sq. m)



First Floor
Approximate Floor Area
654 sq. ft
(60.72 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. 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 Hall

Laminate flooring, stairs to first floor.

Lounge

15'6" x 10'10"

Laminate flooring, double glazed window with Venetian style blinds to front elevation, central heating radiator.

Door to:-

Kitchen/Diner

18'6" x 10'8"

Extensively fitted with both wall and base units, contrasting worktops above and tiled splashback area. A number of integrated appliances are included; four burner gas hob with extractor fan above, oven, fridge freezer, one and a half bowl sink unit. Double glazed window with blinds to rear elevation, recessed spotlights, laminate flooring which continues into the:-

Dining Area – A great space that could house a generous dining table or maybe a smaller one and a sofa, making this a true family room. French doors lead to the patio and garden beyond, large walk-in store area with integral door to the garage.

Utility Room

7'0" x 5'10"

Enjoying a continuation of the kitchen units with both wall and base units, stainless steel sink unit, space for tumble dryer, rear access door, plumbing for automatic washing machine, central heating radiator. Door to:-

Cloakroom

5'10" x 3'5"

A surprisingly spacious area offering low-level WC, wash hand basin, double glazed window to side elevation, central heating radiator.

First Floor

Boiler cupboard, loft access.

Principal Suite

13'7" x 10'10"

Fitted wardrobes to one wall, double glazed window with blinds to front elevation, central heating radiator.

Ensuite

6'5" x 5'7"

Again a generous size compared to other styles available. Large double shower cubicle with screen and tiled splashback, vanity unit with storage and integrated sink, low-level WC, double glazed window with blinds to front elevation, recessed spotlights, heated ladder style towel rail.

Bedroom Two

13'11" x 9'4"

Fitted wardrobes, double glazed window to rear elevation, central heating radiator.

Bedroom Three

12'7" x 8'5"

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

Bedroom Four

12'3" x 10'3"

Double glazed window to front elevation, central heating radiator.

Bathroom

9'2" x 6'3"

Fully fitted as expected comprising panel bath with shower over and shower screen, tiled splashback areas, low-level WC, wash hand basin, tiled floor, double glazed window with blinds to rear elevation.

Outside

To the front there is a formal drive area that will accommodate two cars. This leads to the integral garage (19'3" x 10'0") with power and light. The remaining front garden area is mostly laid to lawn.

The rear enclosed garden has been landscaped for ease of maintenance and maximum enjoyment. There is a full width patio leading to a professionally installed quality artificial lawn area, which is a great space for the children to play or entertain friends.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.





