



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

45 Blacksmith Street, Little Sutton,  
CH66 4AP

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Offers Over £350,000

Hunters are pleased to bring to the market, this four bedroom, detached property built by Redrow Homes and occupying a commanding position within this prestige development. Needless to say, this property boasts all the features of a modern, contemporary home not least a beautifully fitted kitchen, bathroom and ensuite to the same standard.

In short, it is a home not to be missed with accommodation comprising; hall, lounge, spacious kitchen/dining room, utility and ground floor WC. The first floor features principle bedroom with ensuite shower room, three further bedrooms and main house bathroom.

Most notable is the size of the plot providing driveway and garage access to the front with a sizable rear garden being mostly laid to lawn but with a superb patio terrace adjacent to the house finished with non-slip porcelain tiling.

No onward chain.

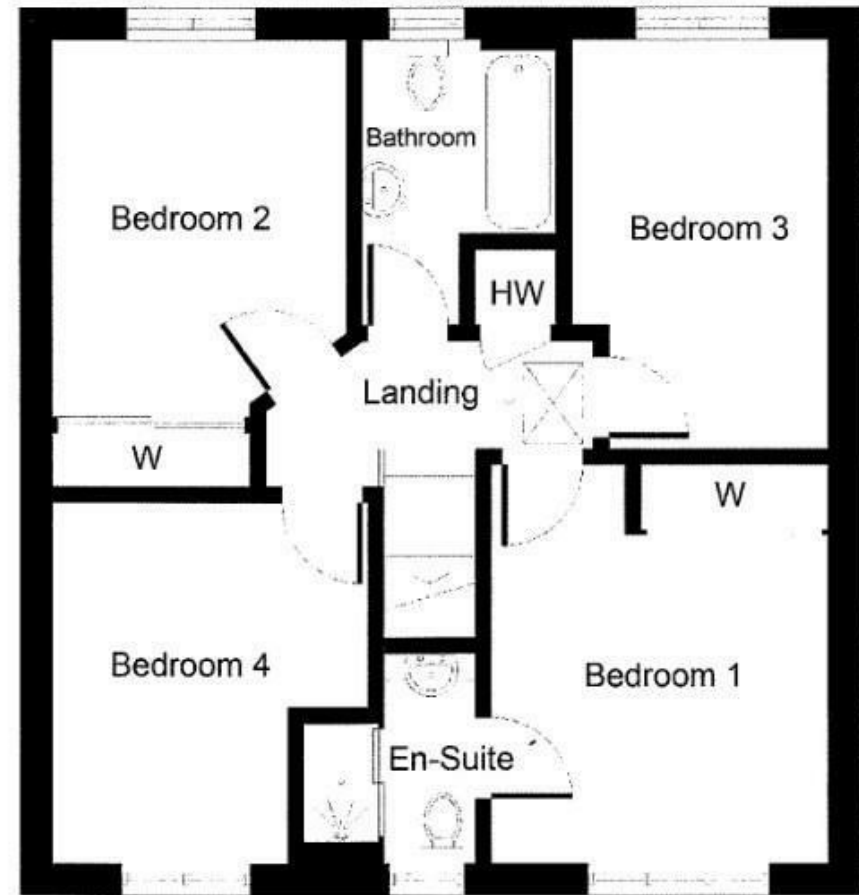
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**Ground Floor**  
**Approximate Floor Area**  
**(Including Garage)**  
**608 Sq. ft.**  
**(56.48 Sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of walls, windows, doors 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, insurance or other financial purposes. This plan is for illustrative purposes only and should be used as a guide only. Any prospective purchaser or tenant should verify the accuracy of the floor plan and any other information provided by the seller or agent. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.

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**First Floor**  
**Approximate Floor Area**  
**554 Sq. ft.**  
**(51.46 Sq. m.)**

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## Entrance

Front entrance door leads to hall with radiator.

## Lounge

15'3" x 11'

Central heating radiator, window to front elevation.

## Kitchen/Diner

18'2" x 10'9"

A superb open-plan family space, fitted to kitchen area with a range of high gloss finish tower and base units, worktops incorporate stainless steel sink unit, stainless steel gas hob with matching chimney style cooker hood with upstand. Integrated dishwasher, stainless steel double ovens. Window to rear elevation, under-stairs pantry cupboard.

## Utility

7'2" x 6'1"

Stainless steel sink unit, concealed gas central heating boiler, Plumbing for automatic washing machine, door to outside.

Separate WC Cubicle with low level WC, wash hand basin, central heating radiator.

## First Floor

Staircase leads from hall to first floor landing with cylinder cupboard.

## Bedroom One

13'8" x 11'

Central heating radiator, window to front elevation.

## Ensuite Shower Room

Presented with recessed shower cubicle, low flush WC, wash hand basin, central heating radiator, full tiling.

## Bedroom Two

12'4" x 11'2"

Window to front elevation, central heating radiator.

## Bedroom Three

12'4" x 8'6"

Window to rear elevation, central heating radiator.

## Bedroom Four

13'10" to recess x 9'5"

Central heating radiator, window to rear elevation.

## Bathroom


Panelled bath with shower over, pedestal wash hand basin, low level WC, window to side elevation. chrome towel ladder, full tiling.

## Outside

Front garden area with driveway leading to single garage.

Extensive rear garden with porcelain tiled patio terrace adjacent to the house, generous lawned area and deck to extreme rear.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>83</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.









