



Sniperley Park, Sniperley, DH1 5RA
4 Bed - House - Detached
£454,995

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The Cutler is a beautifully designed four-bedroom detached family home, offering spacious and versatile accommodation perfectly suited to modern living.

The ground floor is centred around a stunning open-plan kitchen, dining, and family area, creating an ideal space for everyday family life and entertaining. Featuring a contemporary fitted kitchen, generous dining space, and French doors opening onto the rear garden, this bright and sociable room forms the heart of the home. A separate living room provides a comfortable retreat, while a cloakroom/WC and integral garage add further practicality.

To the first floor, the impressive principal bedroom benefits from a stylish en-suite shower room. Three further well-proportioned bedrooms are served by a modern family bathroom, providing excellent flexibility for growing families, guests, or home working.

Externally, the property enjoys driveway parking, an integral garage, and a private rear garden.

Combining contemporary style with practical family living, The Cutler offers an exceptional opportunity to acquire a spacious and thoughtfully designed home ideal for modern lifestyles.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

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