3 Church Lane, Great Sutton, CH66 4RE

HUNTERS®
EXCLUSIVE

3 Church Lane, Great Sutton, CH66 4RE

Offers Over £600,000

Calling all discerning buyers, please take the time to consider this truly fantastic family home situated on one of the areas favoured roads. This tree-lined road offers a selection of established, individually designed executive homes.

This property is a real credit to the current owners with a high-level of fixtures and fittings married to a skilful level of interior design. In our view, it would be very difficult to fault this home which is now looking for its next guardian.

Set back from Church Lane you approach this property through electric double gates which open up the extensive parking area and access to the double garage. As soon as you enter this property you will appreciate straight away that this is not your average four-bedroom detached home. Please watch our walk-through video tour and enjoy the experience.

The general area is well served for schools, shops and other facilities to meet most day-to-day requirements. Surrounding centres of commerce can be reached by rail (Little Sutton) or the M53/M56 motorway networks.

If you are in a position to buy, we would strongly suggest you call the office and make an appointment to view.

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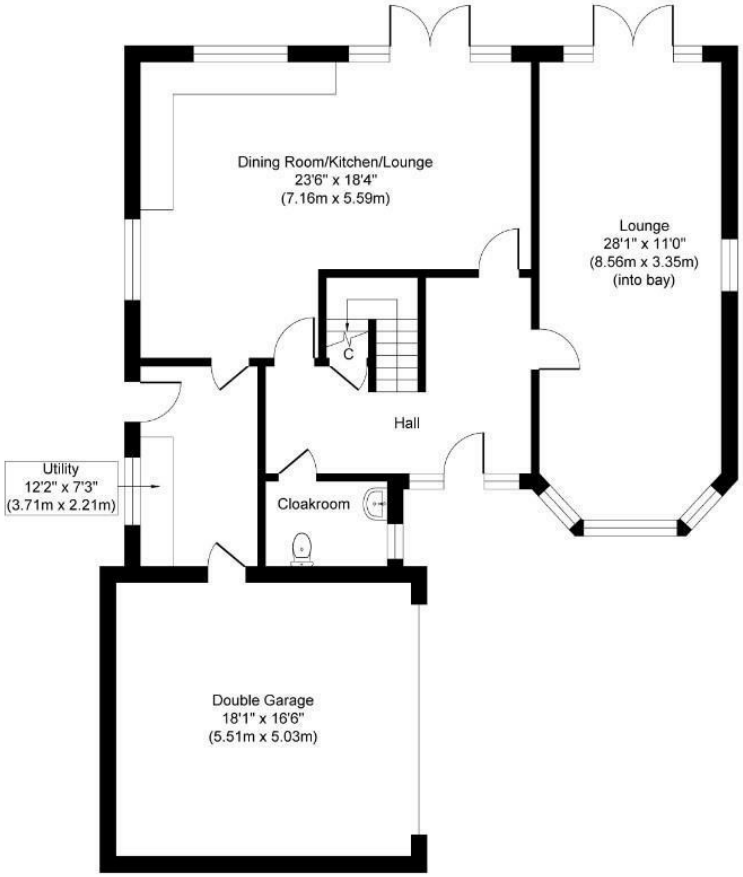
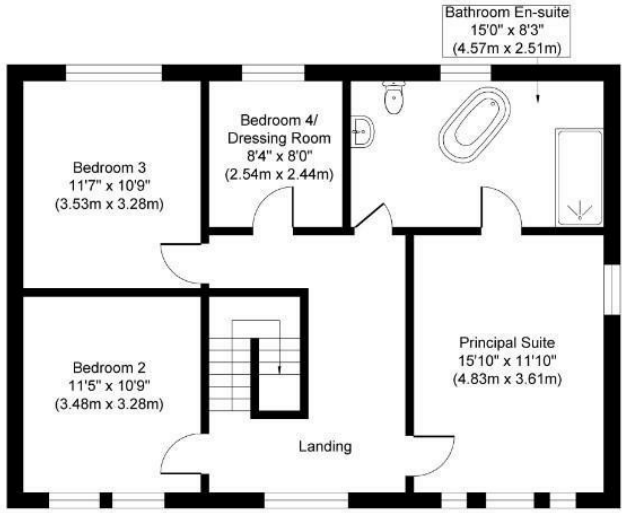


Ground Floor
Approximate Floor Area
1359 sq. ft
(126.24 sq. m)



First Floor
Approximate Floor Area
917 sq. ft
(85.21 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
As you walk into the entrance hall you are immediately greeted with the “wow” factor. Straight ahead is the impressive turned staircase with glazed gallery landing, machine wooden flooring, under stairs storage cupboard, double glazed windows to front elevation.

Cloakroom
Pedestal wash basin, low-level WC, heated towel rail, half tiled walls, double glazed window to front elevation.

Lounge
28'1" into bay x 11'0"
What an impressive family room with large double glazed bay window to the front elevation and double glazed doors to the rear, overlooking the generous garden, wooden flooring.

Centre Point of the Home
23'6" x 18'4" max
A simply stunning, open-plan area which has been designed in an ‘L’ shape to create this superb fitted kitchen with a range of wall and base units as expected, plus a six burner gas hob, Elica extractor above and parallel CDA double below, dishwasher, fridge freezer recess, deep sink with mixer taps, double glazed window to rear elevation. This leads to the breakfast area with a further double glazed window to the side elevation and ample room for a large table and chairs. On the other side of the kitchen is the day lounge with double glazed French doors overlooking the rear garden.

Utility Room
12'2" x 7'3"
Fitted with a selection of wall and base units, one and a half bowl stainless steel sink unit, double glazed window to side elevation with Venetian blinds, appliance recesses, side access door.

First Floor
The timber turned staircase with glazed panels leads to a gallery landing with large double glazed window to front elevation.

Principal Suite
15'10" x 11'10"
Double glazed window to front and side elevations, access to the Jack & Gill bathroom which also serves as the main family bathroom.

Ensuite/Main Bathroom
15'0" x 8'3"
What a room this is and one definitely to spoil yourself in! Relax in your freestanding slipper bath whilst watching the integrated television or if you prefer, why not enjoy a shower in the floor mounted double shower unit. Floating wash hand basin, tiled walls and floor, two double glazed windows to the rear elevation.

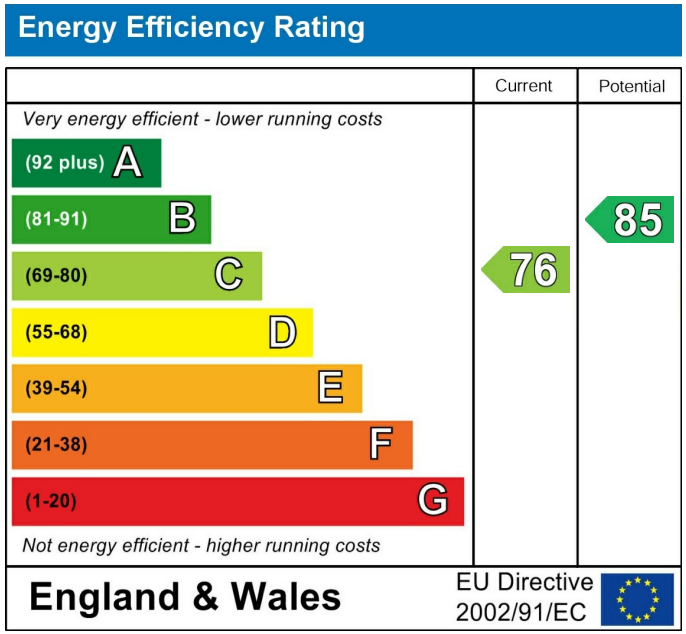
Bedroom Four
8'4" x 8'0"
Currently used as a dressing room with a compliment of wardrobes and dressing table. Double glazed window to rear elevation with Venetian blinds.

Bedroom Two
11'7" x 10'9"
Double glazed window to rear elevation, recessed spotlights.

Bedroom Three
11'5" x 10'9"
Two double glazed windows to the front elevation.

Outside
As mentioned previously, double electric wooden gates and a further pedestrian gate allow access to the generous driveway and double garage (18'1" x 16'6" with power and light).

The rear garden is a spacious area with shaped lawns (artificial) with an Indian stone patio. A central circular stone patio area provides for additional seating, finished off by an additional crescent shaped patio. Aditionally there is a substantial summer house with power and light that is currently used as a gym but would make a great home office.



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