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60 Seacombe Drive, Great Sutton, CH66 2BD

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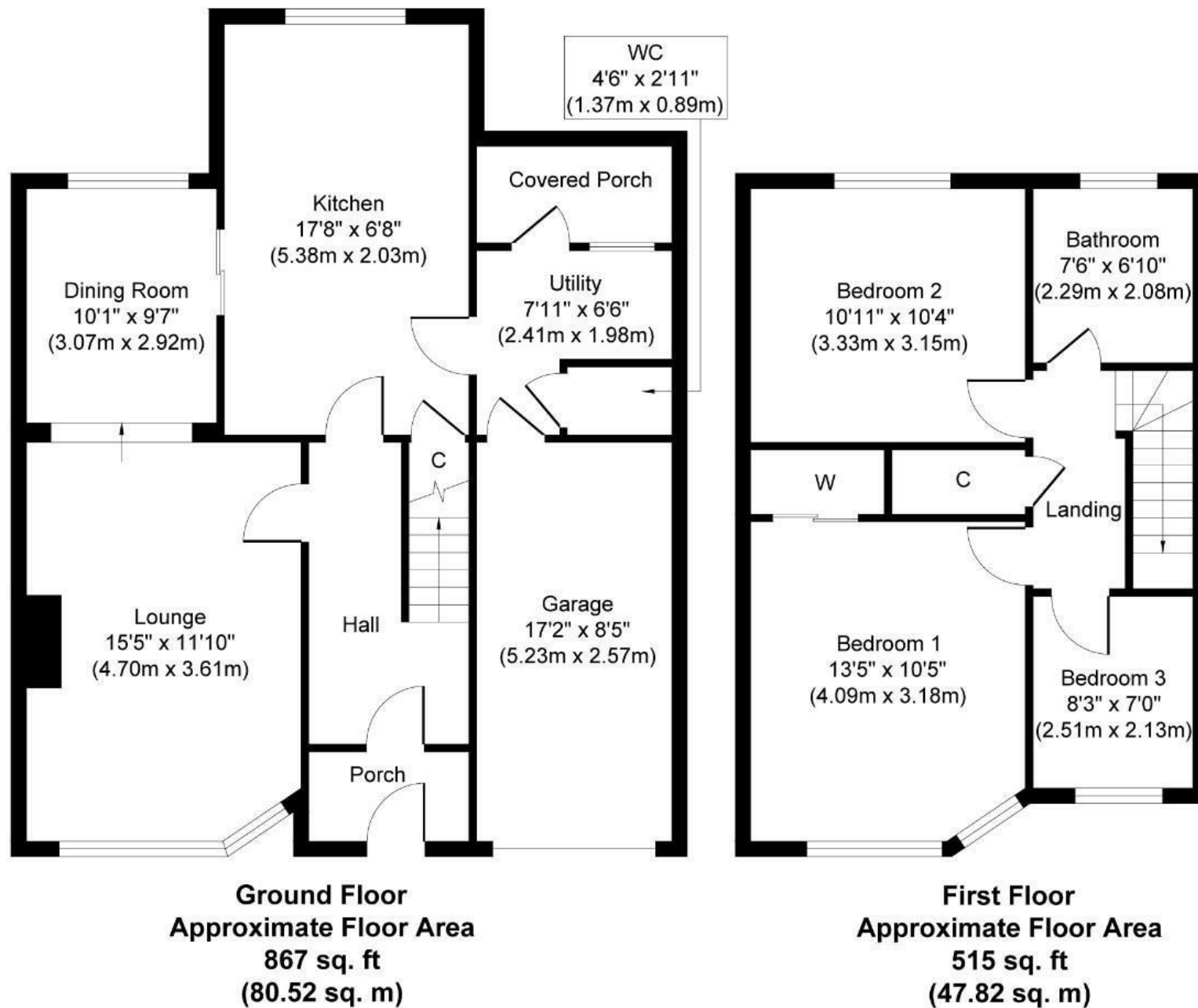
Asking Price £290,000

Here is an opportunity to purchase a quality Roberts Sloss three bedroom, semi-detached home. The current owners have done an excellent job with the creation of an extension to the ground floor, which has created a large kitchen, utility room and cloakroom. In addition to these works, a new kitchen and bathroom have also been installed. Add in the high level of presentation and well thought out design of the rear garden, this really is a home that should be viewed without delay.

This part of Great Sutton is highly regarded and its position means local schools, shops and public transport are all accessible.

Again, we urge you not to delay and book that viewing!

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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.

Porch

Composite front door and double glazed side windows lead into the Entrance Porch with laminate flooring and further door through to:-

Entrance Hall

Understairs cupboard, stairs to first floor.

Lounge

15'5" x 11'10"
Feature recessed log burner with sleeper mantle above, double glazed picture window to front elevation, central heating radiator, sliding doors to:-

Dining Room

10'1" x 9'7"
Central heating radiator, sliding door to kitchen and sliding patio doors leading to rear garden.

Kitchen

17'8" x 6'8"
The owners advise that this modern fitted kitchen was installed within the last 12 months. The comprehensive range of wall and base units are finished in a light grey with complimentary Quartz worktops and breakfast bar. As expected, there are a number of integrated appliances including; four burner hob, extractor above, oven, microwave, dishwasher and fridge/freezer. Vertical contemporary radiator, double glazed window to rear elevation, recessed spotlighting. Return door to entrance hall and further door into:-

Utility Room

7'11" x 6'6"
Fitted with a range of wall and base units matching those in the kitchen, inset stainless steel sink unit, integrated washing machine, coat cupboard, part double glazed door leading to side patio, double glazed window to rear elevation, recessed spotlighting, central heating radiator, integral door to garage.

Cloakroom

4'6" x 2'11"
Low level WC, wash hand basin, extractor fan.

First Floor

A turned staircase leads from entrance hall to first floor landing with double glazed window to side elevation, airing cupboard and loft access. We have been advised that there is a loft ladder and the area is boarded.

Bedroom One

13'5" (excluding depth of wardrobes) x 10'5"
Fitted wardrobes with matching bedside tables and chest of drawers, large double glazed window to front elevation, central heating radiator.

Bedroom Two

10'11" x 10'4"
Double glazed window to rear elevation, central heating radiator.

Bedroom Three

8'3" x 7'0"
Laminated floor, double glazed window to front elevation, central heating radiator.

Bathroom

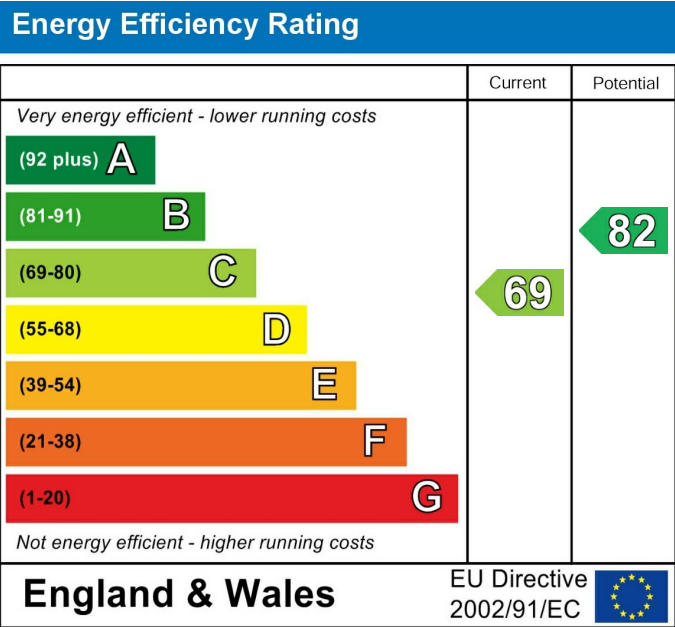
7'6" x 6' 10"
Having been re-designed, this generous space incorporates a four piece suite including; panelled bath with mixer taps, vanity unit with integrated wash hand basin, low level WC, large corner shower unit, heated ladder towel rail, tiled walls and floor, extractor fan, recessed lighting, double glazed window to rear elevation.

Outside

To the front of the property there are mature hedges and brick wall forming part of the boundary. A block paved driveway allows parking for two cars and leads to the garage (17'2 x 8'5") with roller shutter door, power and

light. The garage roof has been replaced with a rubber one.

The rear garden is a real attribute to this family home, with a wrap around patio area, shaped lawn, well stocked borders, garden shed and attractive summer house.



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.



