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HERE TO GET *you* THERE

10 Collingswood Close, Little Sutton, CH66 4AN

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Offers Over £410,000

Are you looking for that modern home with all the attributes associated with newer builds, then look no further!

The current owners have taken an attractive property and with tasteful additions, have created an extremely stylish home that is worthy of a closer look.

The property is known as the Oxford and formed part of the Red Row Heritage Collection. The attention to sensible design and presentation is apparent. The traditional bay windows and roofed porch all contribute to that quality feel.

The development is fast earning its position as one of the few executive developments in the area. The wide avenues, communal green areas and walkways for those strolls with the dog, all add to this quality living environment. Access to surrounding business centres can be achieved by road, rail and public transport. Schools and other facilities are offered by the general area.

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Entrance Hall

9'10" x 6'5" to widest point

Under stairs storage, oak flooring in herringbone design, central heating radiator, stairs to first floor.

Lounge

16'5" x 10'10"

Traditional double glazed bay window with venetian blind to front elevation, teatime media wall with TV recess and full width multifunctional fire, oak flooring in herringbone style, central heating radiator.

Kitchen/Dining Room

20'11" x 12'0"

What a great family room with large sliding doors overlooking the rear garden. The kitchen is as expected, extremely well fitted with a generous compliment of wall and base units with integrated oven, hob and dishwasher. Complementary worktops with stainless steel sink unit, subway style tiled splashbacks. Double glazed window to rear elevation, recessed spotlights. The dining area benefits from the double sliding doors onto the garden, oak flooring, central heating radiator.

Utility Room

7'7" x 5'10"

Cupboard housing central heating boiler, sink unit with tiled splashback, plumbing for automatic washing machine, space for tumble dryer, side access door.

Further door to:-

Cloakroom/WC

5'10" x 3'1"

Low-level WC, wash hand basin, central heating radiator, double glazed window to side elevation.

First Floor

Staircase leads from hall to first floor landing with loft access and storage cupboard.

Bedroom One

16'10" x 10'10"

Double glazed bay window with venetian blinds to front elevation, fitted wardrobes, central heating radiator.

Ensuite

7'3" x 6'5"

Low-level WC, enclosed shower cubicle, floating vanity unit with sink, ladder towel rail, double glazed window to front elevation.

Bedroom Two

14'0" x 9'3"

A good sized double room with double glazed window with venetian blind to front elevation, central heating radiator.

Bedroom Three

11'10" x 10'4"

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

Bedroom Four

10'2" x 9'6"

Double glazed window to rear elevation, central heating radiator.

Family Bathroom

7'11" x 6'8"

Fitted with white suite including panel bath with shower over, shower screen, low-level WC, wash hand basin,


tiled splashbacks, laminate flooring, double glazed window to rear elevation.

Outside

To the front there is a driveway which should accommodate two cars and intern, leads to the integral single garage (17'7" x 9'1").

The rear garden is particularly attractive with the paved patio area and slightly raised lawn with artificial grass.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.



