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2 Fairways Drive, Little Sutton, CH66 1NZ

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### Offers In The Region Of £390,000

We are pleased to offer to the market with no ongoing chain, this well proportioned, three double bedroom, detached bungalow. The property presents to a high standard and offers internal space not normally associated with a bungalow. This extended property sits on the periphery of this established development and backs onto the Rivacre Nature Reserve.

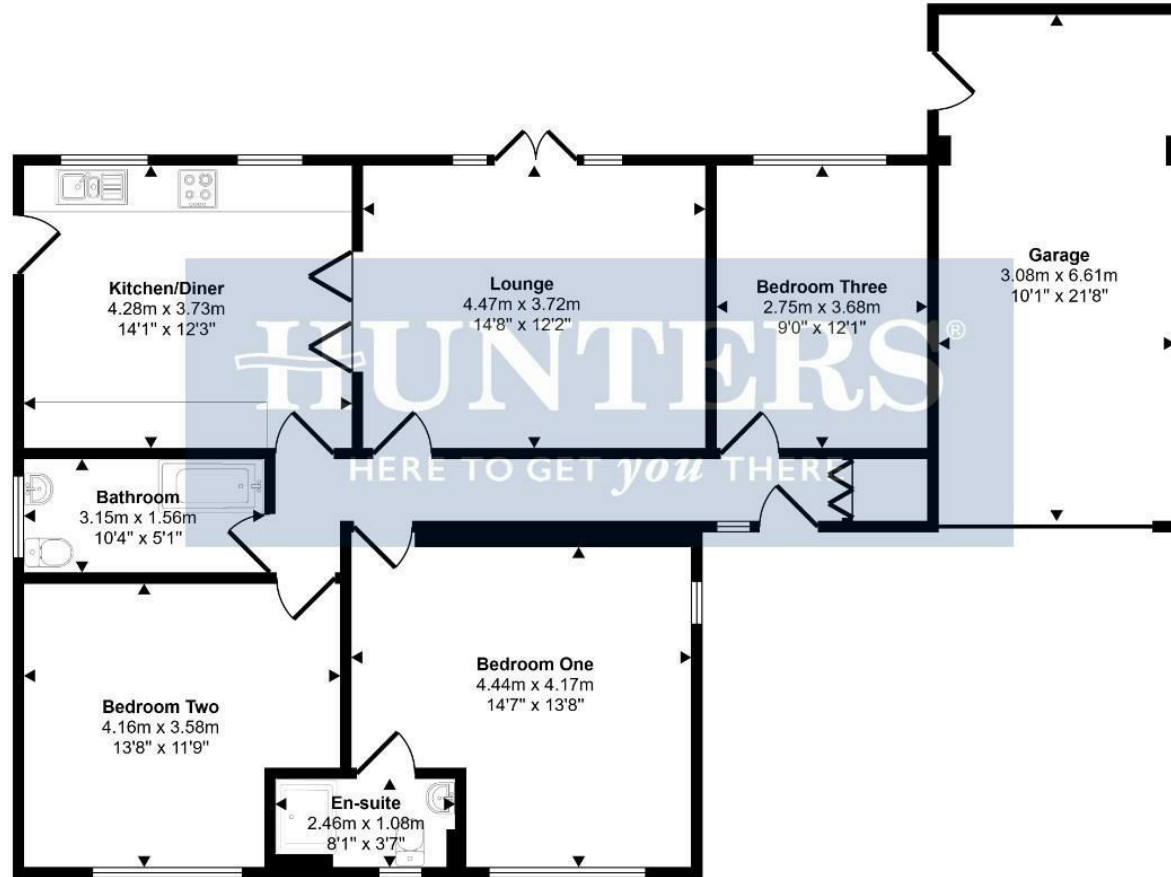
The property enjoys double glazed windows, central heating, main bedroom with ensuite, two additional double bedrooms, fitted kitchen and bathroom. An interesting feature is the generous lawned garden area to the side of the property. It might be possible subject to the necessary permission being obtained, to extend into the garage and then utilise this side area as space for a garage or additional parking.

The general area is well served for local shops and express style supermarkets for most basic needs.

Commuter links to surrounding centres of commerce are readily available via road, rail and public transport.

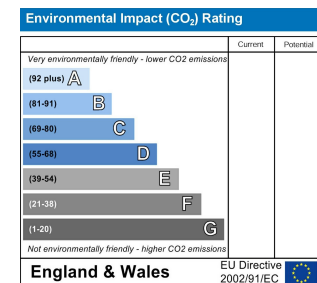
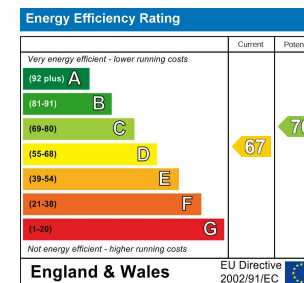
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Approx Gross Internal Area  
116 sq m / 1247 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



### Entrance Hall

Storage cupboard with central heating radiator, central heating radiator, skylight for additional light source, recessed spot lights.

### Lounge

14'8" x 12'2"

A spacious entertaining room which is separated from the kitchen/diner by multi-panel folding doors. French doors open onto the patio and overlook Rivacre Valley Nature Reserve. Laminate flooring and central heating radiator.

### Kitchen/Diner

14'1" x 12'3"

A generous family area with a comprehensive range of fitted wall and base units. As expected in a property of this standard, there are a number of integrated appliances including fridge, freezer, dishwasher, four burner gas hob and oven below, one and a half bowl sink unit, central heating radiator, recessed spot lights, double glazed window, side access door. There is ample room for a central dining/breakfast table.

### Bedroom One

14'7" x 13'8"

Larger than anticipated bedroom with central heating radiator and two double glazed windows to front and side elevations.

### Ensuite

8'1" x 3'7"

Fitted with a larger than average shower cubicle accessed via sliding door, low level WC, wash hand basin, heated ladder style towel rail, part tiled walls, tiled floor, extractor fan, frosted double glazed window.

### Bathroom

10'4" x 5'1"

A charming and contemporary fitted bathroom with suite in white comprising panel bath with shower over, low

level WC and wash hand basin which is integrated in the full width vanity unit. The walls and flooring off set the white suite with their 'earth' colours, ladder towel rail, recessed spot lights.

### Bedroom Two

13'8" x 11'9"

The second large double bedroom with central heating radiator and double glazed window.

### Bedroom Three


9'0" x 12'1"

This still respects a sizeable double room with central heating radiator and double glazed window.

### Outside

A block paved driveway leads to a larger than normal single garage (21'8" x 10'1") which in turn has power and light as well as plumbing for an automatic washing machine. To the front there is a lawned area whilst to the side there is another generous lawned area which subject to the necessary permission, could be utilised to create extra parking or garage facilities should the current garage be incorporated into the main residence.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>67</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.





