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24 Adam Avenue, Great Sutton, CH66 4LH

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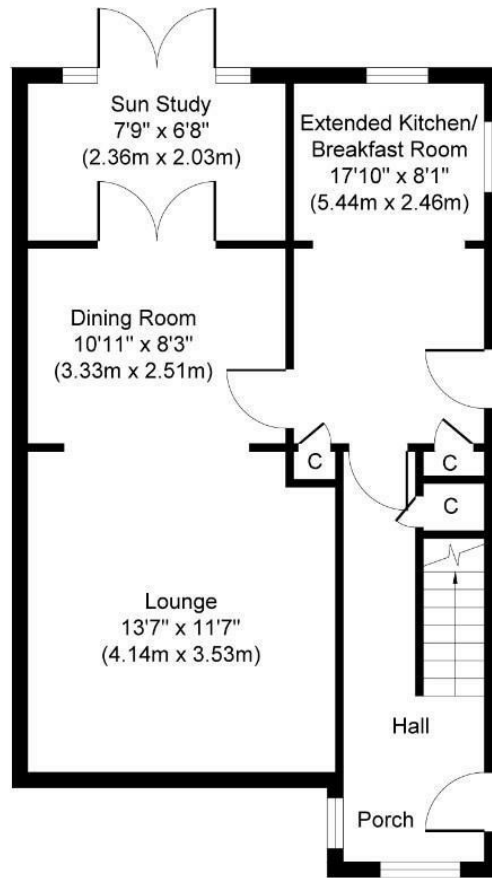
Asking Price £255,000

Here we have an opportunity to acquire this extended, three bedroom semi-detached home at the conclusion of this Avenue. The property, although presenting well, will probably be the recipient of some updates by the new owner.

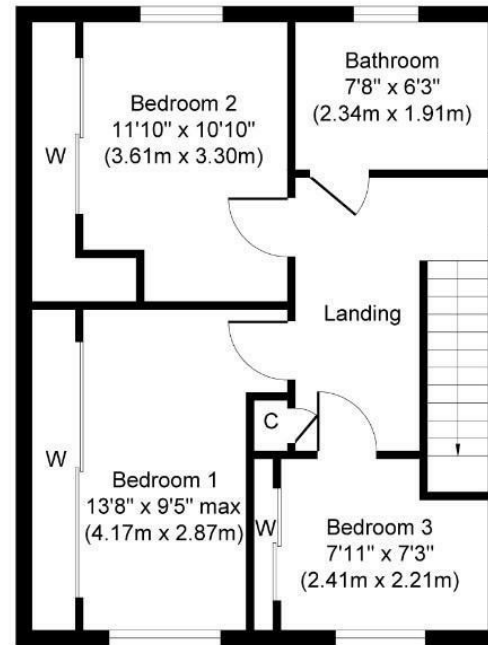
An outstanding feature of this property, due to its position, is the large driveway which can house a number of vehicles, the single garage and the considerably larger than average rear gardens. This means there is scope (subject to the necessary permissions being obtained) for additional development of the property. This most definitely is not the average three bed semi-detached property.

The position of the property means full advantage can be taken of the various shops, doctors and schools offered by Great Sutton, Little Sutton and beyond. The M53 and M56 are readily accessed via the A41, both of which open up surrounding areas of commerce.

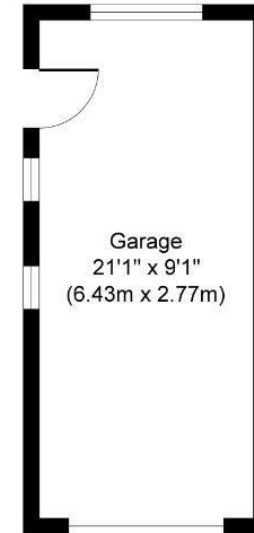
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Ground Floor
Approximate Floor Area
587 sq. ft
(54.49 sq. m)



First Floor
Approximate Floor Area
498 sq. ft
(46.25 sq. m)



Garage
Approximate Floor Area
192 sq. ft
(17.79 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.

Extended Entrance Hall

Double glazed windows to front elevation, laminate flooring, central heating radiator, stairs to first floor, under stairs storage cupboard.

Lounge

13'7" x 11'7"

Open plan room leads to the dining area via an archway. Marble effect fireplace with inset gas fire, double glazed window to front elevation, central heating radiator.

Dining Room

10'11" x 8'3"

Central heating radiator, wood and glazed double doors lead to:-

Sun Lounge/Study

7'9" x 6'8"

Central heating radiator, double glazed French doors leading to rear patio.

Extended Kitchen/Breakfast Room

17'10" x 8'1"

Although it is accepted, the current kitchen may be upgraded by the new owner. It offers extensive range of both wall and base unit units with contrasting worktops, four burner gas hob with extractor above, separate oven, plumbing for automatic washing machine, recess for tumble dryer, double glazed windows to side and rear elevations, central heating radiator, tiled floors. Door to side elevation.

First Floor

Staircase leads from hall to first floor landing, double glazed window to side elevation, airing cupboard, loft access.

Bedroom One

13'8" x 9'5" max

Four-panel, sliding mirror wardrobes, central heating radiator, double glazed window.

Bedroom Two

11'10" x 10'10" overall

'L' shaped fitted wardrobes with side dressing table/workstation. Double glazed window, central heating radiator.

Bedroom Three

7'11" x 7'3"

Fitted wardrobe and side dressing table. Double glazed window, central heating radiator.

Bathroom

7'8" x 6'3"

Fitted suite in white to include; panel bath with Triton shower over, folding shower screen, low level WC, pedestal wash basin, ladder towel rail, double glazed window, tiled walls.

Outside

To the front there is a generous driveway area in a coloured pressed concrete pattern. This area will accommodate a number of vehicles. To the side, there is an area of rustic gravel. The driveway leads to a single garage (21'1" x 9'1") with power and light. To the rear is the real feature of this home and that is the sizable garden, laid mainly to lawn with central path and patio area.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.









