



HUNTERS[®]
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63 Leamington Road, Little Sutton, CH66 4AA

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Asking Price £440,000

To use an age-old phrase, "this house does need viewing" has never been more true than here. The attractive facade gives no hint to the spacious, immaculately presented home available once the front door is opened.

This property has been designed to provide space for the family enjoyment but also allows for quiet time. Displaying many exciting features, but the full width family room/kitchen with doors out onto the garden and the three double bedrooms each with their own ensuite are the stand out ones. Rather than having four cramped bedrooms, here you get three spacious bedrooms each with large ensuites and the principal bedroom adding a walk-in dressing room.

We urge you to study the photographs and then make that appointment to view. This executive development enjoys spacious green areas, three lined roads and the recently open Tesco Express, all based on the periphery of Little Sutton Village. This location is served by public transport and an excellent road network opening up surrounding centres of commerce.

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Entrance Hall

Tiled flooring, stairs to first floor, cloaks cupboard.

Cloakroom/WC

6'6" x 5'11"

Very generously sized with a feature portal style window, low-level WC, wash hand basin, tiled floor, central heating radiator.

Lounge

17'9" x 11'8"

Large double glazed bay window with plantation blinds to front elevation, central heating radiator.

Kitchen/Dining/Family Room

25'0" x 12'8"

What a fantastic room to cook, eat and entertain in. This room would probably prove the default space for day-to-day living. The kitchen is extensively furnished with a compliment of both wall and base units in a modern finish. The worktops with integrated AEG induction hob extractor fan above and the sink unit provide an attractive contrast. Additionally, the kitchen enjoys a double oven and integrated dishwasher. There is ample space for a central table for family meals or dinner parties. Tiled flooring, double glazed window to rear.

They family area enjoys two sets of wall units at different heights with central space for a TV. Laminate flooring, recessed spotlights, French doors leading to the rear garden.

Utility Room

6'1" x 5'11"

Fitted with both wall and base unit, one of which houses the boiler. Plumbing for automatic washing machine, tumble dryer recess and side access door.

First Floor

Staircase leads from hall to first floor landing providing access to:

Bedroom One

13'5" x 11'8"

What a great space. Double glazed bay window with plantation blinds to front elevation, central heating radiator. This principle suite also boasts an ensuite and dressing room.

Dressing Room

8'2" x 5'5"

Fitted with hanging space to both sides with drawer units below.

Ensuite

9'3" x 7'9"

This is an impressive room which offers full bathroom facilities. The white suite includes panel bath, separate extra-large walk-in shower cubicle, WC, floating vanity unit with sink, ladder towel rail, double glazed window with plantation shutter to front elevation, recessed spotlights.

Bedroom Two

11'5" x 11'10"

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

Ensuite

8'1" x 4'2"

Walk-in shower cubicle, floating vanity unit with sink, ladder towel rail, low level WC, double glazed window to side elevation, tiled floor.

Bedroom Three

13'6" x 9'3"

Double glazed window to rear elevation, central heating radiator.

Ensuite

9'3" x 6'0"

Double shower cubicle, wash hand basin, low-level WC,

ladder towel rail, recessed spots, double glazed window to rear elevation.

Outside

To the front of the property, there is a lawn area, driveway for a number of cars, EV charger and access to the single garage. A timber gate allows access to the rear garden. This area has received extensive landscaping and now presents an area to enjoy with minimal maintenance. The area has been divided to create a varied decked seating area, various footpaths and patio area finished in Cotswold style stone and gravel. This is all interspersed with various sized palms.

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.









