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8 St. Davids Drive, Great Sutton, CH66 2XE

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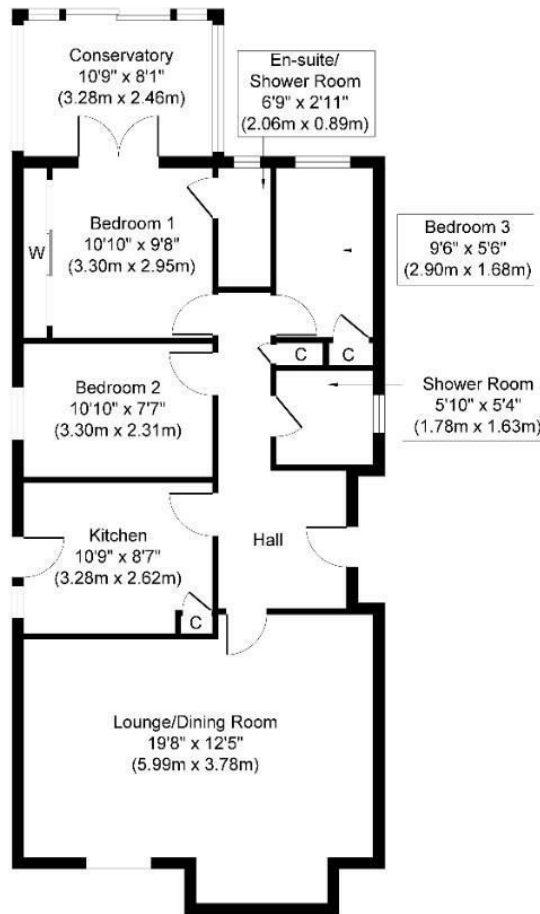
Asking Price £275,000

At Hunters Little Sutton, we are pleased to offer to the market this three-bedroom, detached bungalow, situated within a cul-de-sac on one of the favoured developments in the area.

This property does present well and features gas central heating, double glazed windows, main bedroom with ensuite shower room, conservatory, garage and a very generous enclosed rear garden.

The general area caters for most daily requirements with medical centres, library, shops, social outlets and good public transport links which opens the area up.

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Approximate Floor Area
875 sq. ft
(81.26 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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.
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'L' shaped Entrance Hall

Side entrance door leads to and 'L' shaped hallway with central heating radiator.

Lounge/Dining Room

19'8" x 12'5"

Feature fireplace with pebble effect fire extending to TV stand and storage recess, large and deep double glazed window to front elevation with additional double glazed window to front television, central heating radiator.

Kitchen

10'9" x 8'7"

Fitted with a range of wall and base units, for burner gas hob, extractor above, Worcester wall mounted boiler, stainless steel sink unit, fridge freezer recess, double glazed window and part glazed rear door, additional store cupboard.

Bedroom One

10'10"

Fitted mirror wardrobes, central heating radiator, French doors lead to the conservatory.

Ensuite Shower Room

6'9" x 2'11"

Three-piece suite to include low-level WC, wash and basin and shower cubicle. Window to rear.

Conservatory

10'9" x 8'1"

Double glazed and UPVC conservatory with side access door and central heating radiator.

Bedroom Two

10'10" x 7'7"

Double glazed window, central heating radiator.

Bedroom Three

9'6" x 5'6"

Double glazed window, central heating radiator, wardrobe.

Shower Room

5'10" x 5'4"

Converted to create a professional wet room, low level WC, pedestal wash basin, shower unit, electric shaver point, heated ladder towel rail, tiled walls, double glazed window.

Outside

This is where the property excels and it is obvious that considerable work has been invested into this generous plot.

To the front the driveway will accommodate a number of vehicles and Leeds to the garage. A lawn area follows the line of the property.

To the rear is a special area that enjoys a high level of privacy, from the rear there is a patio area with well stocked borders and garden shed whilst to the side there is a substantial lawn area with well stocked beds.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(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.





