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48 Starbeck Drive, Little Sutton, Cheshire, CH66 4TS

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Offers In The Region Of £270,000

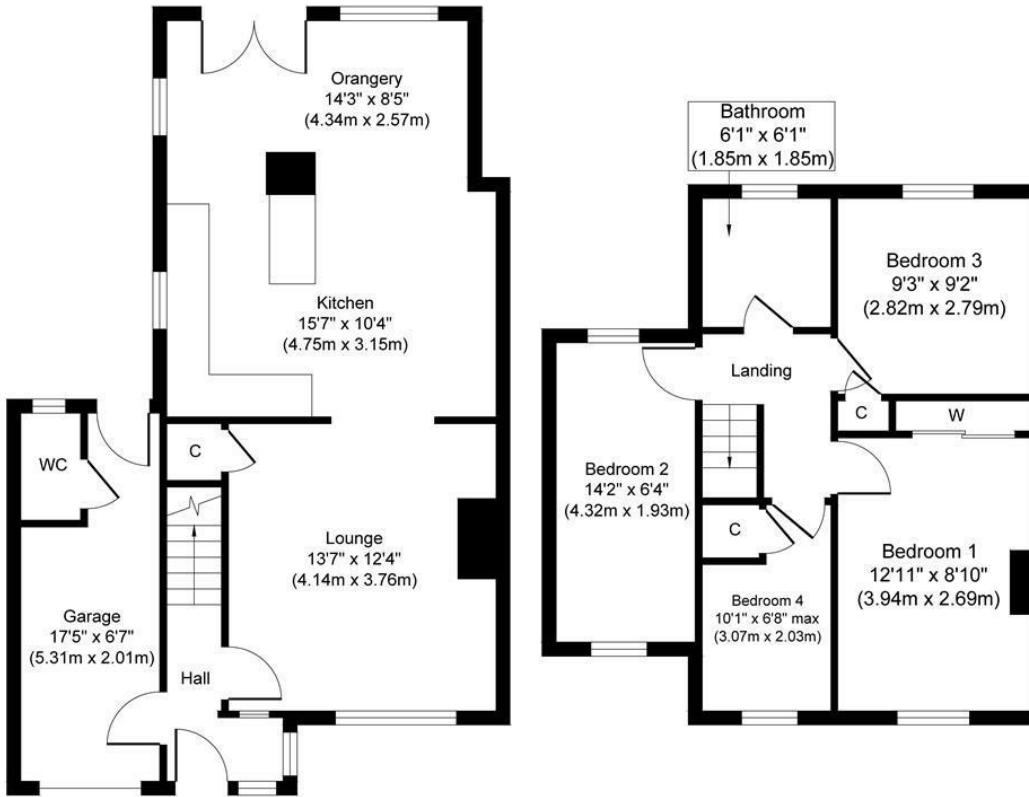
We are pleased to offer to the most discerning of buyers, this extended four bedroom semi-detached home, which presents to the highest standard. During their ownership, the vendors have created a home that not only delivers on four spacious bedrooms, but a ground floor orangery extension that creates an extra dimension off the spacious kitchen.

This really is a property that has to be viewed and we are sure you will not be disappointed.

Starbeck Drive forms part of this respected and established development, which in turn can take advantage of the facilities offered by Little Sutton for day to day needs. Ellesmere Port and Chester in turn offer a wider selection and can both be reached by public transport or the excellent road networks.

Hunters Little Sutton 339 Chester Road, Little Sutton, CH66 3RG | 0151 339 2465

[littlesutton@hunters.com](mailto:littlesutton@hunters.com) | [www.hunters.com](http://www.hunters.com)



**Ground Floor**  
**Approximate Floor Area**  
**637 sq. ft**  
**(59.17 sq. m)**

**First Floor**  
**Approximate Floor Area**  
**476 sq. ft**  
**(44.22 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 Porch

Leading into the entrance hall with two double glazed windows, central heating radiator, staircase to first floor and door into the integral garage.

## Lounge

13'7" x 12'4"

Feature fireplace with log burner creating the centre point of this room. Recessed lighting, double glazed window to front elevation, central heating radiator, store cupboard. Arch through to:-

## Kitchen

15'7" x 10'5"

This modern kitchen is a refreshing change being finished in grey. It is extensively fitted with both wall and base units complimented by a range of integrated appliances to include; dishwasher, washing machine, fridge freezer and double oven, one and a half bowl contemporary black sink unit, double glazed window to side elevation. Whilst a semi-peninsula unit houses a four burner hob and breakfast bar, An exciting feature is the dual access through to the:-

## Orangery Extension

14'3" x 8'5"

This great room gives a whole new dimension to this part of the house and could be used in various ways including dining room or additional family room. French doors lead out to the rear garden, additional large double glazed windows to the side and rear elevations, laminate flooring and recessed lighting.

## First Floor

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

## Bedroom One

12'11" x 8'10"

Fitted wardrobes, double glazed window to front elevation and central heating radiator.

## Bedroom Two

14'2" x 6'4"

Double glazed window to front and rear elevations, vaulted ceiling with recessed lighting, central heating radiator.

## Bedroom Three

9'3" x 9'2"

Built-in store cupboard, double glazed window to rear elevation, central heating radiator.

## Bedroom Four

10'1" x 6'8" max

Store cupboard, double glazed window to front elevation, central heating radiator.

## Bathroom

6'1" x 6'1"

Three piece suite in white to include; panelled bath with shower over and shower screen, pedestal wash basin, low level WC, ladder towel rail, tiled walls and floor, double glazed window to rear elevation, recessed lighting.

## Outside

To the front of the property is a resin style driveway that leads to the integral garage.

The rear garden enjoys a good level of privacy being fenced to all boundaries. The rear boundary has an access gate installed to the rear green open area. The garden itself has been landscaped with a patterned patio area finished in Indian Sandstone, which is complimented by the shaped lawn.

## Garage

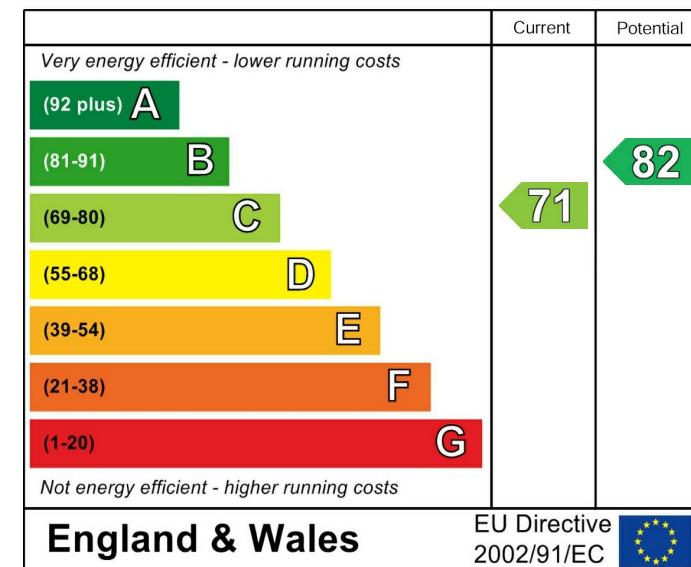
17'5" x 6'7"

An electric roller door allows access into the garage. The current vendors have installed a WC with a two piece suite in white to include; low level WC and wash hand basin, ladder towel rail and double glazed window

to rear elevation.

Additionally, there is a UPVC and glazed access door leading to the rear garden.

## Energy Efficiency Rating



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.





