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9 Selby Green, Little Sutton, CH66 4NR

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Offers Over £300,000

Modern & Contemporary Family Home

Extended to Ground Floor

Fitted & Presented to a High Standard

Modern & Comprehensive Fitted Kitchen with a range of Integral Appliances

Recently Refitted Bathroom

Imprinted Concrete Driveway for a number of vehicles

Additional Parking to the side behind High Double Gates

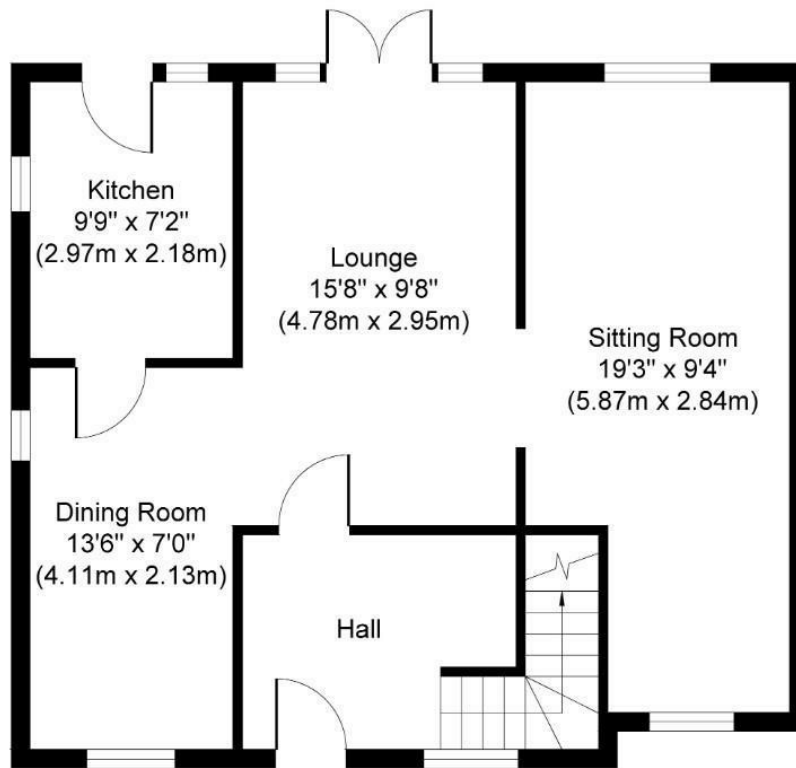
New Anthracite Grey Frame Windows & Doors fitted April 2024

Ease of Maintenance Rear Garden with Indian Stone Patio, Astro Turf, Raised Composite 'L' Shaped Decking area & Summer House

As you enter this property you will instantly be impressed by the modern, contemporary up-to-date presentation.

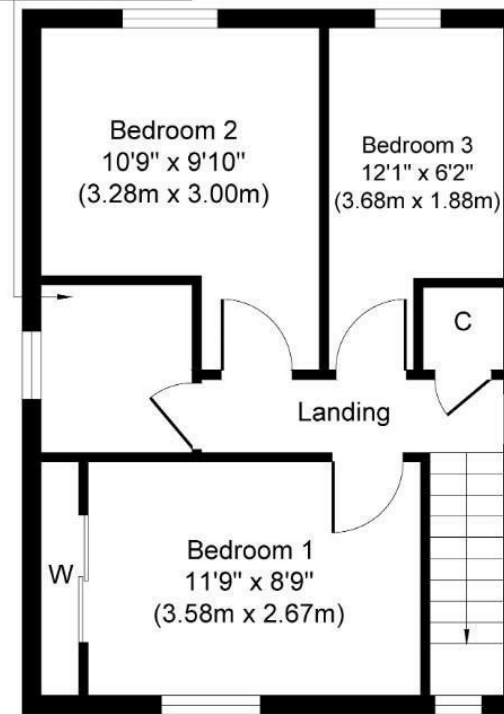
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Ground Floor
Approximate Floor Area
624 sq. ft
(57.97 sq. m)

Shower Room
7'9" x 5'4"
(2.36m x 1.63m)



First Floor
Approximate Floor Area
385 sq. ft
(35.76 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.

Entrance Hall

Machine wood flooring, designer low level radiator, turned staircase with glass panel balustrade, backlit meter cupboard housing gas and electric meters, alarm panel.

A modern wood and glass door leads through to an open plan living area with three designated spaces.

Lounge

15'8" x 9'8"
Modern raised gas fire creates a campfire feel, double opening French doors lead to the rear garden with fitted blinds to doors and side panels. Engineered wooden flooring, recessed LED lighting.

Sitting Room

19'3" x 9'4"
Engineered wooden flooring extending to the skirting boards, LED recessed spot lighting, black contemporary radiator and double glazed window to the front elevation with fitted blinds.

Dining Room

13'6" x 7'0"
Engineered wooden flooring, black contemporary radiator and double glazed windows to front and side elevations with fitted blinds.

Kitchen

9'9" x 7'2"
What a special focal point of this property. This comprehensively fitted kitchen includes a range of black, high gloss wall and base units, further complimented by the off white composite stone work tops. The coloured glass splashbacks really do finish this modern look. As expected, there is also a range of integrated appliances including a Schott Ceran induction hob with designer extractor above, Smeg oven and microwave, dishwasher, washer/dryer, fridge and freezer. Figure of eight inset

sink unit, marble effect tiled flooring, recessed LED lighting, double glazed rear door with fitted blinds and two side double glazed windows with blinds.

First Floor

Built-in airing cupboard housing Worcester combination boiler. Double glazed window with fitted blinds, loft access with the fire retardant hatch, pull down ladder giving access to boarded storage space.

Bedroom One

11'9" (excluding depth of wardrobes) x 8'9"
Fitted full width wardrobes with sliding high gloss doors, laminate flooring, central heating radiator, LED recessed lighting, double glazed window to front elevation with fitted blinds.

Bedroom Two

10'9" x 9'10"
Laminate flooring, double glazed window with fitted blinds, central heating radiator.

Bedroom Three

12'1" max x 6'2"
Laminate floor, central heating radiator, double glazed window to rear elevation with fitted blinds.

Shower Room

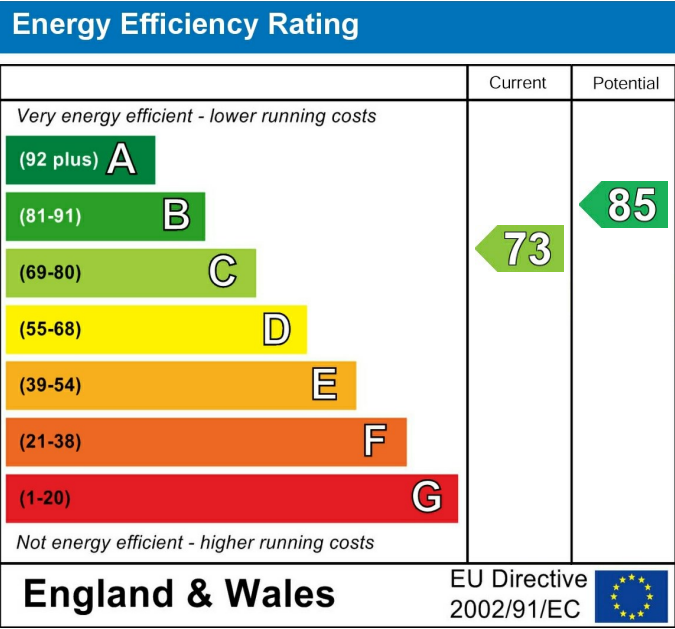
7'9" x 5'4"
The owners have undertaken an impressive shower conversion which is ideal for modern day living. Full width shower cubicle with large shower base in white, rainfall showerhead plus hand held edition in black, shaped low level WC in white, floating vanity unit in black with white circular sink and black mixer taps, black quarts sparkle tiled floor and the walls are finished in white "subway" tiles, feature heated towel radiator, recessed LED lighting and extractor fan.

Outside

Two the front of the property there is a large imprinted

concrete driveway that can accommodate a number of cars. High level double gates allow additional vehicle access to the side, whilst to the other side of the property there is a single pathway to the rear. There is external lighting and power point.

The rear garden has been landscaped and now presents an ease of maintenance family garden. Indian stone patio continues down to the side elevation with a shaped Astro Turf lawn enhances the raised 'L' shaped composite decking. A timber summerhouse with lights and sockets adds an additional and attractive dimension to this area. Outside tap, electrical point and lighting.



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.

