



OAKWOOD CLOSE, GREAT SUTTON, ELLESMERE PORT, CH66 2HG

OIRO £310,000



A beautifully presented four-bedroom detached home, boasting large living room, dining room, modern kitchen, private garden, driveway and garage.



- Extended Four-Bedroom Family Home
- Driveway & Garage
- Rear Garden with Decked Area
- Downstairs WC
- Cul-De-Sac Location

- Double Glazing & Gas Central Heating Throughout
- Freehold Title
- Highly-Sought After Location
- Viewing Highly Recommended
- Virtual Tour Available









A beautifully presented, modern four-bedroom detached home, ideally positioned within a quiet cul-de-sac in a highly sought-after location.

From the moment you step inside, the property impresses with its bright, spacious, and welcoming hallway, setting the tone for the rest of the home. Just off the hallway is a convenient downstairs WC, providing additional practicality for family living and guests.

The main living room is generously proportioned, featuring a charming feature fireplace and a large front-facing window that floods the space with natural light. Flowing seamlessly from here is the second reception room, perfect for entertaining and with access to the kitchen.

Also located off this space is a versatile room, which can easily serve as a fourth bedroom or a spacious home office, depending on your needs.

Heading into the modern kitchen, which is enhanced by two skylights that fill the room with natural light, the kitchen is well-appointed with ample storage, contemporary units, integrated appliances and boiling water tap.

Upstairs, the property offers three well-proportioned bedrooms and a stylish family bathroom. The master bedroom is a spacious double, complete with fitted wardrobes, additional storage space, and a well-sized en-suite shower room with power shower. The second bedroom is also a generous double with fitted wardrobes, whilst the third bedroom provides comfortable accommodation for a single bed along with storage.

The family bathroom is modern and well-finished, featuring a bath, power shower, wash basin, WC, and a heated towel radiator.

Externally, the rear garden is a true highlight; beautifully maintained, private, and not overlooked. It enjoys plenty of sunlight, making it an ideal space for relaxing or entertaining, with a mix of decking and planted areas adding both function and colour.

To the front, the property benefits from a neat lawn and a driveway capable of accommodating multiple vehicles. This leads to an attached garage, offering additional storage or parking space.

Overall, this is a fantastic family home combining space, style, and a desirable location. Viewing highly recommended!

Some images may be digitally edited, virtually staged, or AI-enhanced for marketing purposes. They are intended as a guide only and may not accurately represent the property's current condition. Prospective purchasers should verify all details through their own inspection.

Please Note: Any fixtures and fittings should be agreed upon with the seller. If ground rent or service charges apply, please have your solicitor confirm the details, as the information provided in this advert cannot be guaranteed. These details are intended as a general guide and do not form part of any offer or contract. Buyers should not rely solely on this information and are advised to carry out their own checks or inspections. No one working for this agency is authorised to make guarantees or promises about the property. All measurements are approximate, and we have not tested any equipment (such as gas, electrical, or heating systems), so buyers should ensure everything is in working order before making any legal commitments.

Council Tax Band: E (Cheshire West & Chester)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Front Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Entrance Hallway

w: 1.07m x l: 4.18m (w: 3' 6" x l: 13' 9")

UPVC Door, Laminate Flooring, Radiator, Internal Doors to Living Room and Downstairs WC. Stairs to First Floor.

Living Room

w: 3.41m x l: 4.66m (w: 11' 2" x l: 15' 3")

Feature Fireplace, Carpeted, Through to Dining, Radiator

Dining

w: 2.69m x l: 3.24m (w: 8' 10" x l: 10' 8")

Carpeted, Radiator, Through to Kitchen.

Bedroom 4

w: 2.78m x l: 3.19m (w: 9' 1" x l: 10' 6")

Downstairs Bedroom or Study etc, Carpeted, Radiator.

Kitchen

w: 3.25m x l: 5.77m (w: 10' 8" x l: 18' 11")

Range of Wall & Base Units, Integrated Appliances, Tiled, Two Skylights, Boiling Water Tap, UPVC Patio Doors to Garden, Access to Garage, Tiled, Radiator.

WC

w: 0.85m x l: 1.65m (w: 2' 9" x l: 5' 5")

Downstairs WC, Wash Basin, Tiled Floor, Heated Towel Radiator.

Landing

w: 1.09m x l: 2.05m (w: 3' 7" x l: 6' 9")

Carpeted, All Rooms Leading Off.

Master Bedroom

w: 2.92m x l: 4.1m (w: 9' 7" x l: 13' 5")

Fitted Wardrobes, Carpeted, Front Facing, Radiator, En-Suite Bathroom.

En-suite

w: 0.81m x l: 2.42m (w: 2' 8" x l: 7' 11")

Power Shower Cubicle, Toilet, Wash Basin, Heated Towel Radiator.

Bedroom 2

w: 3.46m x l: 2.75m (w: 11' 4" x l: 9')

Fitted Wardrobes, Carpeted, Rear Facing, Radiator.

Bedroom 3

w: 2.1m x l: 2.74m (w: 6' 11" x l: 9')

Carpeted, Radiator.

Bathroom

w: 1.72m x l: 2.11m (w: 5' 8" x l: 6' 11")

Bath, Power Shower Over, Wash Basin, WC, Heated Towel Rail.

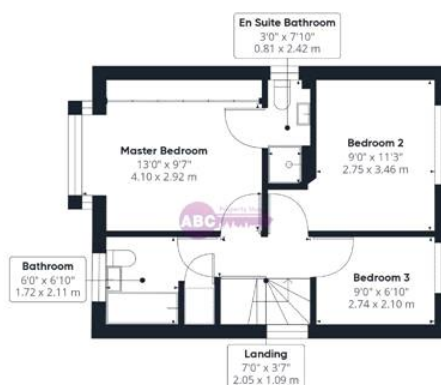
Garage

w: 2.15m x l: 5.24m (w: 7' 1" x l: 17' 2")

Up and Over Door. Rear Access.



Floor 0



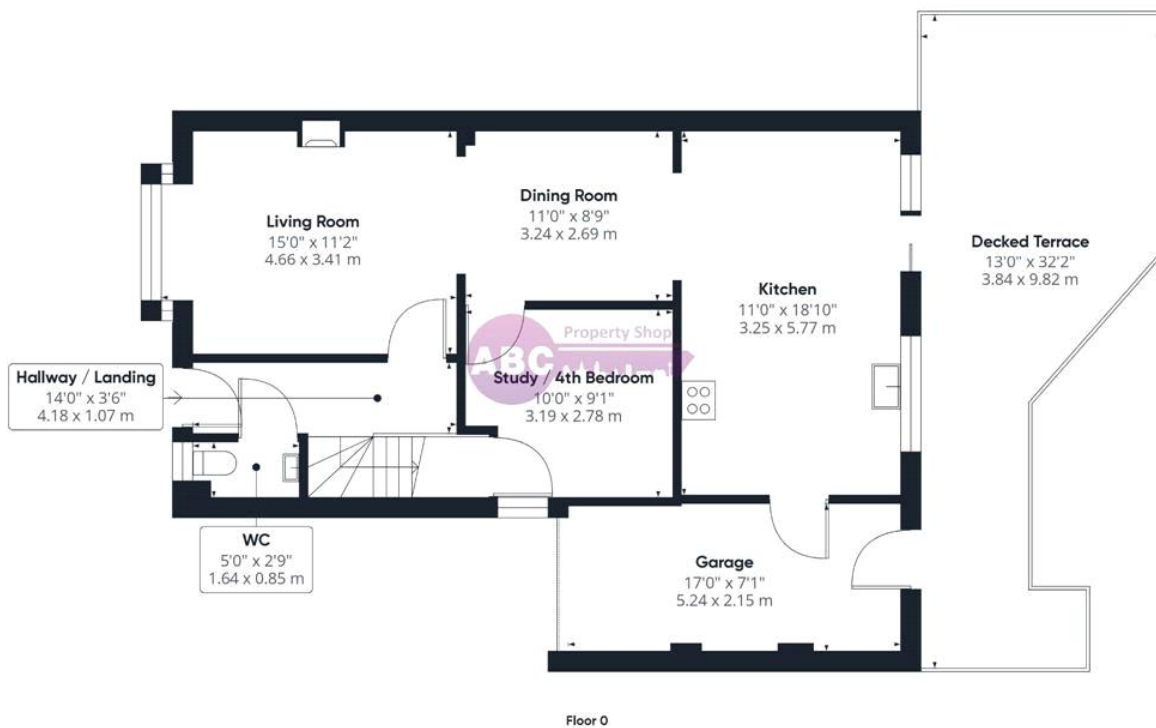
Floor 1

Approximate total area⁽¹⁾
 1207.6 ft²
 112.19 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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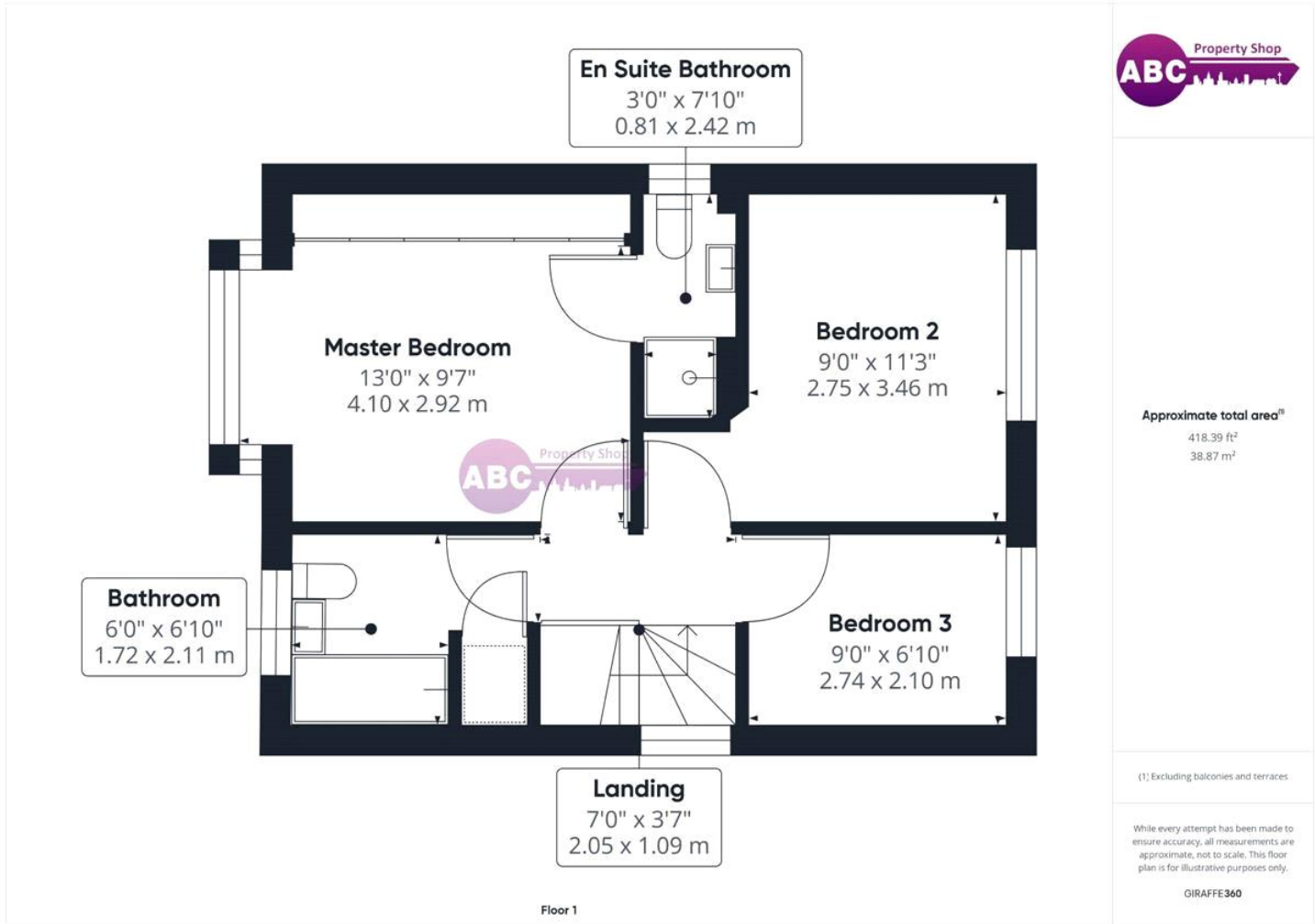


Approximate total area⁽¹⁾
 789.32 ft²
 73.33 m²

(1) Excluding balconies and terraces

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		84
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

