



**SSTC**

**SHEPTON ROAD, GREAT SUTTON,  
ELLESMERE PORT, CH66 4RA**

**£294,000**



ABC Property Shop are delighted to present this stylish four bedroom home boasting spacious living areas, modern kitchen diner, conservatory, large garden, driveway parking and EV charger.



- Modern Four Bedroom Home
- Open Plan Kitchen Diner with Integrated Appliances
- Downstairs Shower Room with Underfloor Heating
- Warm Room Conservatory
- Large Private Rear Garden with Patio

- Off Road Driveway Parking with EV Charger
- New Gas Combi Boiler (2 Years Old)
- Council Tax Band C
- Virtual Tour Available
- Viewings By Appointment Only









Situated in a popular residential area of Great Sutton, this well-proportioned four bedroom semi-detached home offers generous living space, modern conveniences and excellent storage throughout, ideal for growing families.

The ground floor welcomes you via an entrance hallway leading into a bright and comfortable living room, perfect for relaxing or entertaining. To the rear, a spacious kitchen diner provides the heart of the home, fitted with an integrated induction hob, electric oven, dishwasher and extractor fan, with ample room for dining. From here, the room flows into a lovely warm-roof conservatory, creating an additional year-round sitting or dining area overlooking the garden. A convenient downstairs shower room features underfloor heating and plumbing for a washing machine and opposite it the fourth bedroom which is a double.

Upstairs, the property offers the further three bedrooms consisting of a generous master bedroom, a second double and one single, plus the family bathroom. The gas combi boiler, only two years old, is neatly housed in the landing cupboard alongside further useful storage space.

Externally, the home benefits from a large rear garden, ideal for families and outdoor entertaining, whilst to the front, the driveway provides off-road parking for at least two cars and includes an EV charging point.

Additional features include plenty of built-in storage throughout, a practical layout across both floors, and a location close to local amenities, schools and transport links.

Early viewing is highly recommended to fully appreciate the space and convenience this lovely family home has to offer.

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: C (Cheshire West & Chester)  
Tenure: Freehold  
Parking options: Driveway, EV Charging, Off Street  
Garden details: Rear Garden  
Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains  
Sewerage: Mains

#### **Entrance Hallway**

w: 1.67m x l: 3.74m (w: 5' 6" x l: 12' 3")

UPVC Door, Laminate Flooring, Radiator, Stairs to First Floor, Living Room & Kitchen Leading Off.

#### **Living Room**

w: 3.61m x l: 4.63m (w: 11' 10" x l: 15' 2")

Half Bay Window, Carpeted, Radiator.

#### **Kitchen/Diner**

w: 3.19m x l: 5.41m (w: 10' 6" x l: 17' 9")

Wall & Base Units, Worktops, Integrated Induction Hob, Electric Oven, Extractor, Dishwasher, Storage Cupboard, Laminate Flooring, Radiator.

#### **Conservatory**

w: 2.67m x l: 2.69m (w: 8' 9" x l: 8' 10")

Warm Roof, UPVC, Laminate Flooring.

#### **Hall**

w: 1.16m x l: 1.88m (w: 3' 10" x l: 6' 2")

Storage Cupboard, Ground Floor Shower Room & Bedroom Four Leading Off, Laminate Flooring.

#### **Shower Room**

w: 2.78m x l: 1.8m (w: 9' 1" x l: 5' 11")

Double Shower Unit, WC, Basin with Waterfall Tap, Tiled, Underfloor Heating.

#### **Bedroom 4**

w: 2.83m x l: 3.27m (w: 9' 3" x l: 10' 9")

Ground Floor, Laminate Flooring, Radiator.

**Landing**

w: 1.01m x l: 2.66m (w: 3' 4" x l: 8' 9")

Carpeted, Storage Cupboard with Gas Combi Boiler, All Rooms Leading Off.

**Master Bedroom**

w: 3.26m x l: 4.15m (w: 10' 8" x l: 13' 7")

Half Bay Window, Carpeted, Radiator.

**Bedroom 2**

w: 3.26m x l: 3.27m (w: 10' 8" x l: 10' 9")

Rear Facing, Carpeted, Radiator.

**Bedroom 3**

w: 2.1m x l: 2.26m (w: 6' 11" x l: 7' 5")

Front Facing, Carpeted, Radiator.

**Bathroom**

w: 2.29m x l: 2.09m (w: 7' 6" x l: 6' 10")

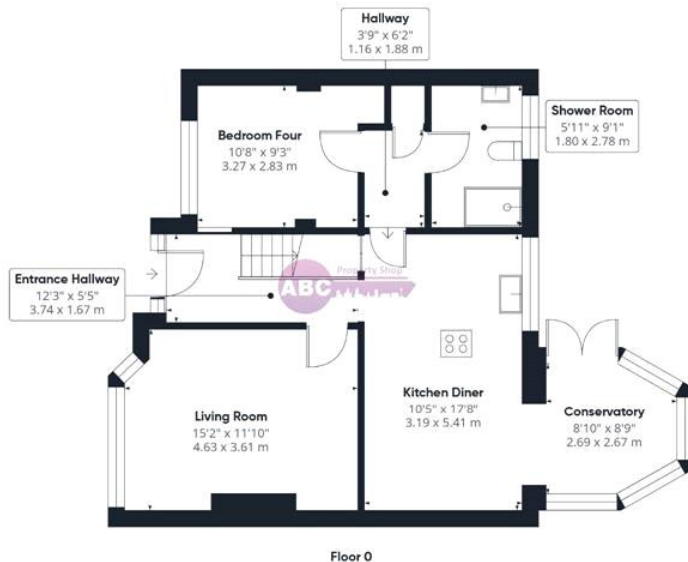
WC, Bath with Shower Over with Rainfall Shower Head, Basin with Waterfall Mixer Set in Vanity, Mirror, Heated Towel Rail, Tiled, Loft Access.

**Front Garden**

Block Paved Driveway with EV Charging Point.

**Rear Garden**

Patio Area, Lawn, Fenced, Shed, Outside Tap, Outside Power Point.



Floor 0



Floor 1

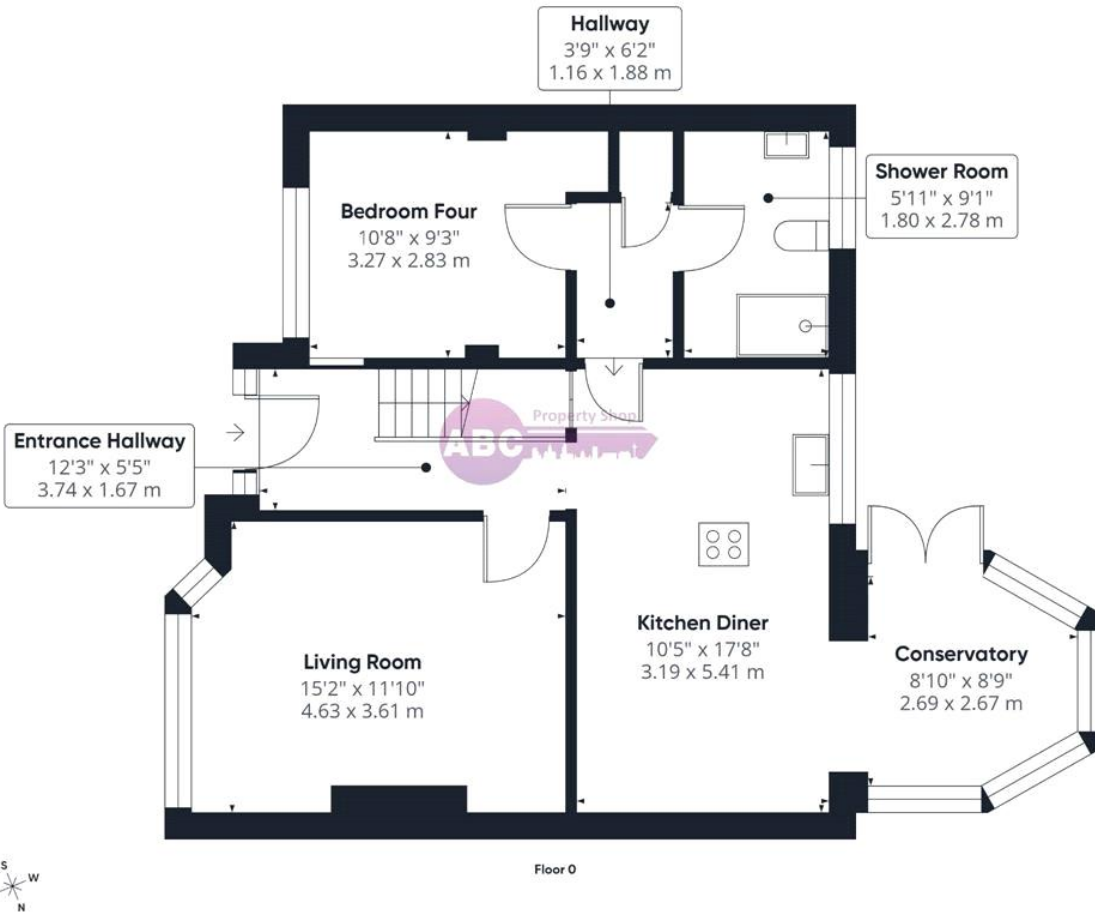


Approximate total area<sup>m</sup>  
 1114 ft<sup>2</sup>  
 103.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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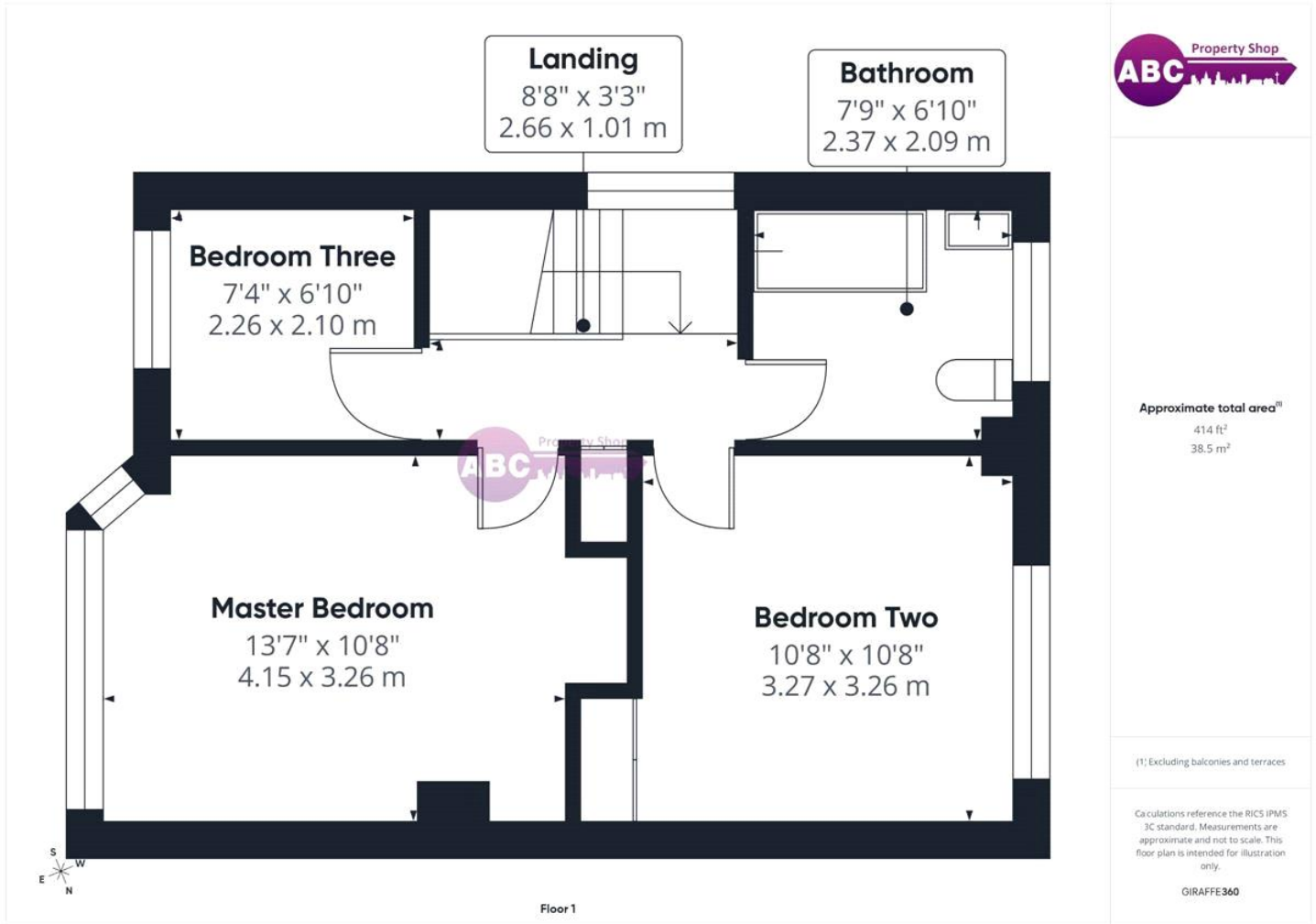


Approximate total area<sup>(1)</sup>  
 700 ft<sup>2</sup>  
 65 m<sup>2</sup>

(1) Excluding balconies and terraces

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		71	81

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.

