



Haycroft Close, Great Sutton Ellesmere Port CH66 2GY

welcome to

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Jones & Chapman are thrilled to welcome to the market this four-bedroom detached family home, positioned within a quiet cul-de-sac in the popular residential area of Great Sutton. Haycroft Close is conveniently located close to local shops, transport links including Capenhurst train station, providing easy access to both Liverpool and Chester, and other everyday amenities. The property also falls within the catchment area for well-regarded primary and secondary schools, making it an ideal choice for families.

The entrance hall leads to the lounge, which features wooden flooring and a log burner with a sleeper mantle. The kitchen diner is fitted with a range of gloss wall, base and drawer units with complementary quartz work surfaces, an integrated dishwasher, freestanding Rangemaster, ladder-style radiator and inset spotlights. A breakfast bar separates the dining area, with sliding doors leading to the conservatory. The conservatory benefits from tiled flooring and a solid roof. The convenient utility room houses the Worcester boiler, while a downstairs WC completes the ground floor.

The first-floor landing gives access to four bedrooms with the master benefiting from an en-suite, and all bedrooms featuring single-panel radiators. The bathroom comprises a double shower cubicle, wash hand basin and WC set within a vanity unit.

Externally the property benefits from a private rear garden, with a driveway to the front providing off-road parking and access to the garage.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Lounge

14' 2" x 10' 10" (4.32m x 3.30m)

Kitchen/Diner

24' 2" x 9' 5" (7.37m x 2.87m)

Utility Room

8' 10" x 5' 5" (2.69m x 1.65m)

Downstairs W.C

Conservatory

10' 10" x 10' 6" (3.30m x 3.20m)

Landing

Bedroom One

15' 8" x 12' 1" (4.78m x 3.68m)

En-Suite

5' 5" x 4' 3" (1.65m x 1.30m)

Bedroom Two

12' 8" x 12' 4" (3.86m x 3.76m)

Bedroom Three

11' 3" x 8' 6" (3.43m x 2.59m)

Bedroom Four

9' 5" x 9' 2" (2.87m x 2.79m)

Front Garden

Rear Garden



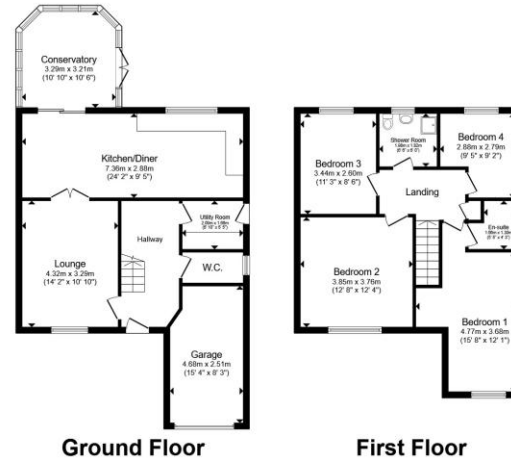
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welcome to Haycroft Close, Great Sutton Ellesmere Port

- Detached Family Home
- Four Bedrooms With En-Suite To The Master
- Lounge & Kitchen Diner
- Utility Room & Conservatory
- Downstairs WC

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: E



offers in excess of
£350,000

Total floor area 135.1 m² (1,454 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Please note the marker reflects the
postcode not the actual property

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Property Ref:
LSU108901 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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