



Collingswood Close, Little Sutton Ellesmere Port CH66 4AN

welcome to

Collingswood Close, Little Sutton Ellesmere Port

Jones & Chapman are pleased to present this four-bedroom, Oxford Redrow Design, detached family home, offered to the market with no onward chain, and positioned within the sought after Ledsham Garden Village development in Little Sutton. Call us today to arrange your viewing!



Jones & Chapman are pleased to present this four-bedroom, Oxford Redrow Design, detached family home, offered to the market with no onward chain, and positioned within the sought after Ledsham Garden Village development in Little Sutton. Collingswood Close is conveniently located close to local shops, transport links and everyday amenities, and lies 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 featuring wooden flooring, a media wall and a built-in electric fire. The kitchen diner is fitted with a range of cream and brown wall, base and drawer units with complementary speckled work surfaces, a four-ring hob, double oven, and wooden flooring. The dining area has a double panel radiator, a storage cupboard and UPVC double glazed French doors leading to the rear garden. A useful utility room provides additional storage and space for appliances. A downstairs WC completes the ground floor.

The landing gives access to four bedrooms, the master benefiting from an en-suite, and all benefiting from fitted carpets and radiators. The family bathroom comprises a panel bath with chrome shower and glass screen, wall mounted wash hand basin and WC.

Externally, the property benefits from a private rear garden, while to the front there is a driveway providing off-road parking with an electric charging pod, and access to the detached garage.

Agents Note

"Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks."

Entrance Hall

Lounge

16' 9" x 15' 6" (5.11m x 4.72m)

Kitchen Diner

20' 7" x 11' 9" (6.27m x 3.58m)

Utility Room

7' 6" x 5' 8" (2.29m x 1.73m)

Downstairs W.C

Landing

Bedroom One

14' 5" x 10' 6" (4.39m x 3.20m)

En-Suite

6' 5" x 7' (1.96m x 2.13m)

Bedroom Two

9' 2" x 13' 4" (2.79m x 4.06m)

Bedroom Three

10' 7" x 9' 3" (3.23m x 2.82m)

Bedroom Four

10' 3" x 11' 10" (3.12m x 3.61m)

Bathroom

Front Garden

Rear Garden

Detached Garage



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welcome to

Collingswood Close, Little Sutton Ellesmere Port

- Detached Family Home
- Four Bedrooms With En-Suite To The Master
- Lounge, Kitchen Diner & Utility Room
- Downstairs W.C
- Off Road Parking & Detached Garage

Tenure: Freehold EPC Rating: B

Council Tax Band: E

£400,000



Please note the marker reflects the
postcode not the actual property

view this property online jonesandchapman.co.uk/Property/LSU108735



Property Ref:
LSU108735 - 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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