



Ascot Drive, Great Sutton

£225,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to your future home, nestled in the heart of a sought-after residential area, where convenience meets comfort! This charming semi-detached house boasts a light and airy ambiance, offering a serene retreat from the hustle and bustle of daily life. As you step inside, you'll be greeted by a welcoming porch leading to a spacious hallway, adorned with newly laid flooring that extends seamlessly to the stairs, landing, back bedroom, and bathroom, enhancing the sense of freshness and modernity. The newly installed (2023) combi fired gas central heating system ensures warmth throughout, while the uPVC double glazing keeps the interior bright and cosy. The ground floor layout flows effortlessly, with a cosy lounge leading to a dining room through sliding doors, perfect for entertaining friends and family. The kitchen, though awaiting a personal touch, provides ample opportunity for culinary adventures and can easily be transformed into a culinary haven. Upstairs, you'll discover three generously sized bedrooms, offering comfort and privacy for every member of the household. The well-appointed bathroom and separate WC add convenience to daily routines. Outside, the property continues to impress, with a driveway providing off-road parking and leading to a detached garage, ensuring hassle-free parking arrangements. However, the real gem lies in the expansive rear garden, a tranquil oasis waiting to be personalised with your green thumb and outdoor aspirations. With a newly installed roof just four years ago, this home exudes peace of mind, promising years of worry-free living. And to sweeten the deal, this property comes with no onward chain, making your move-in process smoother than ever. In summary, this delightful home offers a perfect blend of comfort, convenience, and potential. With its prime location close to local shops, schools, and amenities, it's not just a house; it's a place where cherished memories are waiting to be made. Don't miss your chance to make it yours! Council tax band C. Freehold.



Porch

6'3" (1.91m) x 2'7" (0.79m)

Hallway

9'7" (2.92m) x 6'8" (2.03m)

Lounge

13'8" (4.17m) Into Bay x 11'8" (3.56m)

Dining Room

11'4" (3.45m) x 9'1" (2.77m)

Kitchen

11'5" (3.48m) x 9'2" (2.79m)

Bedroom One

14'2" (4.32m) Into Bay x 11'1" (3.38m) Into Wardrobe Recess

Bedroom Two

11'5" (3.48m) x 11'2" (3.4m)

Bedroom Three

8'11" (2.72m) x 7'4" (2.24m)

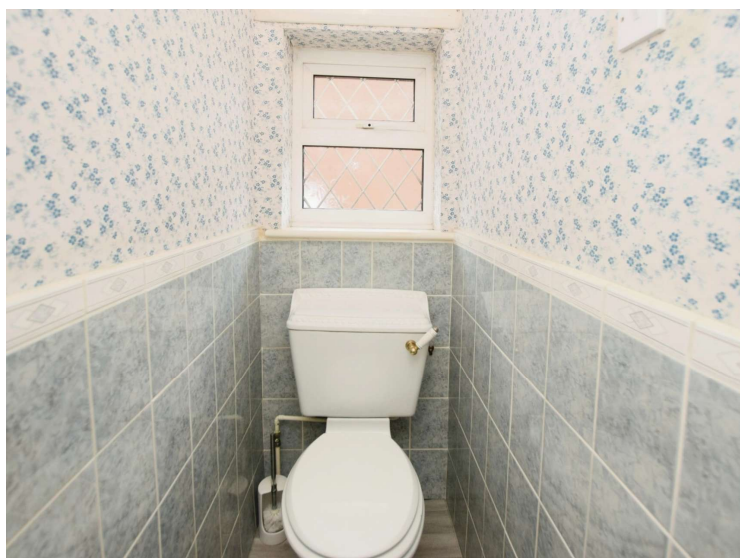
Bathroom

7'2" (2.18m) x 5'4" (1.63m)

Separate WC

4'3" (1.3m) x 2'5" (0.74m)

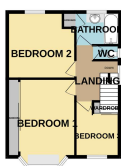






GROUND FLOOR
544 sq ft (50.4 sq m) approx.

FIRST FLOOR
429 sq ft (39.6 sq m) approx.



TOTAL FLOOR AREA: 984 sq ft (91.4 sq m) approx.
While every effort has been made to ensure the accuracy of the foregoing information, measurements of areas, volumes, levels and any other facts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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