



Sutton Street,
Chesterton



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Offers in Region of £150,000

A BRAND NEW HOME in the popular residential location of Chesterton. The property benefits from modern living throughout including open plan kitchen/diner, lounge with sliding doors to the garden and three bedrooms with a family bathroom suite. The property would be ideally suited to first time buyers with a ready to move in! Located close to amenities, commuter links and schools. Viewing is highly advised!





Ground Floor

Hallway

Entered through the front door and laminate flooring.

Guest W/C

A low level W/C, hand wash basin and tiled flooring.

Lounge

4.60m x 3.78m (15' 1" x 12' 5") A sliding door to the rear garden, radiator and laminate flooring.

Kitchen/Diner

5.28m x 3.61m (17' 4" x 11' 10") A range of wall and base units with worktops, stainless steel sink basin, integral oven and electric hob with hood over, integral washing machine and integral fridge with freezer area above, under stairs storage cupboard, radiator and laminate flooring.

First Floor

Bedroom One

4.60m x 2.64m (15' 1" x 8' 8") Double glazed windows, fitted wardrobe unit with boiler and radiator.

Bedroom Two

4.08m x 2.23m (13' 5" x 7' 4") A double glazed window and radiator.

Bedroom Three

3.05m x 2.26m (10' 0" x 7' 5") A double glazed window and radiator.

Bathroom

2.15m x 1.67m (7' 1" x 5' 6") A white suite with bath, vanity hand wash basin, low level W/C, towel radiator and tiled flooring.

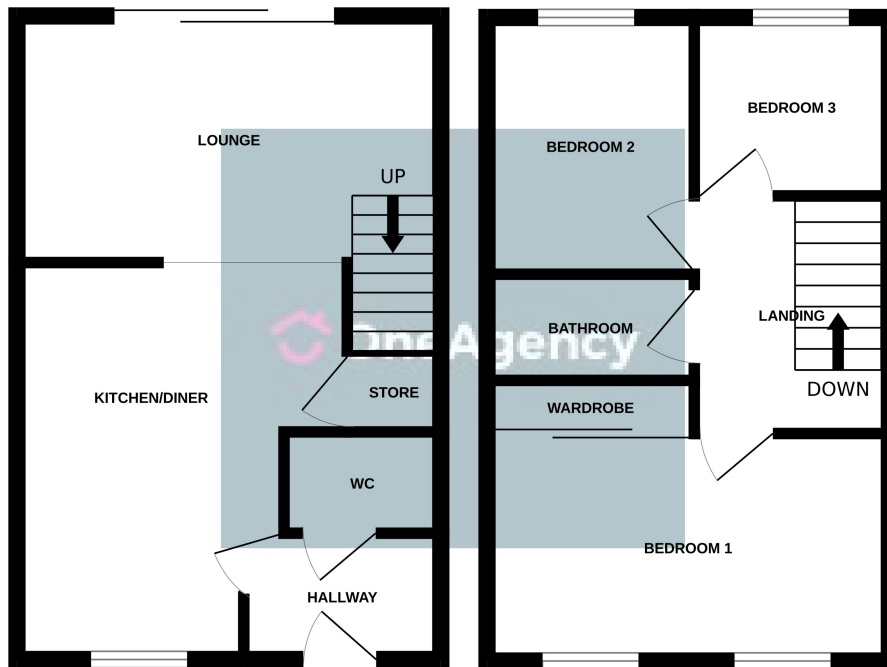
Outside

Rear garden.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

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