

Mark
Webster
estate agents



Hunt Lane
WITHERLEY

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FOR SALE

Hunt Lane
Wetherley
£395,000

*** EXTENDED 3 BEDROOM DETACHED HOME - EXTERNAL HOT TUB ROOM WITH SHOWER FACILITIES/WC - GOOD SIZED GARAGE ***. For sale with MARK WEBSTER estate agents is this very well cared for and much improved three bedroom detached family home located in the ever desirable village of Wetherley being offered with no upward chain. Viewing is considered essential.

ENTRANCE HALL

Having an oak effect double glazed entrance door with adjoining side screen, single panelled radiator, laminated wooden effect flooring and doors leading off to...

GUEST WC 4' 5" x 2' 8" (1.35m x 0.81m)

Oak effect opaque double glazed window to side aspect, PVC panelled walls, low level WC, wash basin with useful vanity storage beneath, chrome towel radiator.

LOUNGE 16' 0" x 12' 5" (4.88m x 3.78m)

Oak effect double glazed window to front aspect, single panelled radiator, feature fireplace having an inset coal effect gas fire.

SITTING ROOM 10' 6" x 9' 2" (3.2m x 2.79m)

Having a tiled floor, feature fireplace having an inset cast iron log burning stove, square opening to the kitchen/diner.

KITCHEN/DINER 19' 2" x 10' 8" (5.84m x 3.25m)

Having three double glazed skylight windows, tiled floor with under floor heating, solid oak bi-folding doors leading out to the rear garden, oak effect double glazed windows to rear and side aspects, recessed LED ceiling down lights, wide range of kitchen units, wooden effect roll edge work surfaces, inset low level 'NEFF' stainless steel double oven, 'NEFF' induction hob with a stainless steel cooker splash back and extractor hood, built in Bosch dishwasher, breakfast bar area, tiled splash back areas and a glazed door to the utility room.

UTILITY ROOM 8' 1" x 6' 7" (2.46m x 2.01m)

Oak effect double glazed side entrance door, single panelled radiator, tiled floor, fitted base and eye level units, space and plumbing for a washing machine, Belfast style sink, further appliance spaces, tiled splash backs and recessed LED ceiling down lights.

FIRST FLOOR LANDING

Oak effect double glazed window to side aspect, door to the shelved airing cupboard having a single panelled radiator, access to the roof storage space and doors leading off to...

BEDROOM ONE 13' 1" x 9' 1" to the fitted wardrobes (3.99m x 2.77m)

Oak effect double glazed window to front aspect, single panelled radiator, wide range of fitted bedroom furniture.

BEDROOM TWO 12' 2" x 9' 9" (3.71m x 2.97m)

Oak effect double glazed window to rear aspect, single panelled radiator and fitted wardrobes.



BEDROOM THREE 8' 8" x 7' 10" (2.64m x 2.39m)

Oak effect double glazed window to front aspect, single panelled radiator and fitted wardrobes.

FAMILY BATHROOM 8' 8" x 5' 8" (2.64m x 1.73m)

Oak effect double glazed window to rear aspect, tiled floor with under floor heating, chrome towel radiator, low level WC, wash basin with useful vanity storage beneath, panelled bath with a chrome mixer tap with shower head attachment, corner tiled shower cubicle having an electric shower, tiled walls and recessed ceiling down lights.

TO THE EXTERIOR

To the front of the property there is a good sized block paved driveway providing ample off road parking with electric sliding security gate, side access to the carport and rear garage. The rear garden has a good sized block paved patio being ideal for entertaining with a rear fenced garden being mainly laid to lawn with planted borders.

HOT TUB ROOM 10' 0" x 8' 4" (3.05m x 2.54m)

Having oak effect double glazed bi-folding doors to the side, PVC panelled ceiling and walls, tiled floor with underfloor heating, double glazed skylight window, large hot tub and door to the shower room.

SHOWER ROOM 10' 0" x 4' 5" (3.05m x 1.35m)

Double glazed skylight window, tiled floor with underfloor heating, opaque oak effect double glazed window to side aspect, low level WC, pedestal wash hand basin, good sized shower cubicle having an electric shower, PVC panelled walls and ceiling.

GARAGE 18' 4" x 11' 1" (5.59m x 3.38m)

Having an electric up and over door, useful fitted base and eye level storage units, underfloor heating, oak effect opaque double glazed window and door to the side aspect, power and light.

FIXTURES & FITTINGS: Some items maybe available subject to separate negotiation.

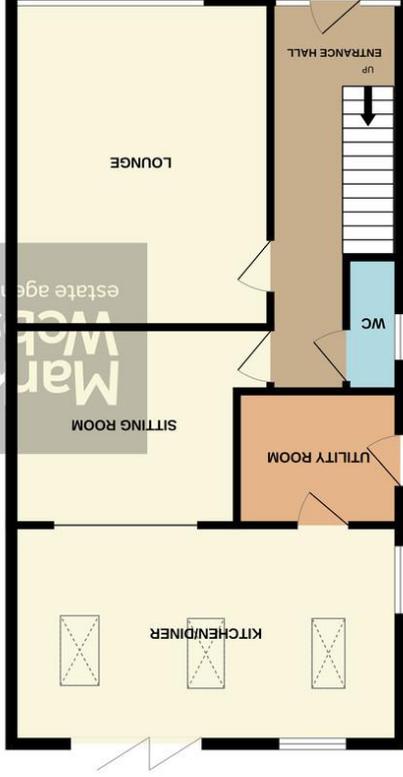
TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

SERVICES: We understand that all mains services are connected.

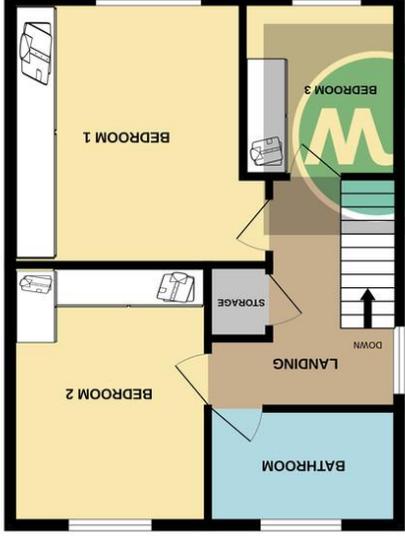
COUNCIL TAX: We understand this property has been placed in Council Tax Band D . (This information is provided from the Council Tax Valuation List Website)



GROUND FLOOR
698 sq.ft. (64.9 sq.m.) approx.



1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operating or efficiency capabilities.

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