



Derwent Drive

£300,000

Childer Thornton, Ellesmere Port CH66 5NG

A MAGNIFICENT, SIGNIFICANTLY IMPROVED SEMI-DETACHED DORMER BUNGALOW OVERLOOKING OPEN FIELDS TO REAR. This beautiful home is a real credit to its present owner & really can only be described as a 'Tardis' ! Once you leave the hall area the accommodation on offer is 'jaw-droppingly' superb. Having an unbelievably large master bedroom with penthouse style en-suite enjoying views over open farmland the agents defy any potential purchaser not to be impressed. A full width extension offers o/plan living & includes bi-folding doors opening onto the rear garden. Semi-rurally located yet convenient for access to all amenities & in catchment area for the highly acclaimed Childer Thornton Primary School it briefly features UPVC d/g, gas c/h, vestibule, hall, living room, o/plan family/ dining room, refitted superb kitchen, utility room, 3 bedrooms, 2 with en-suite & refitted family shower room. To the front is a 3 car drive & to the rear, lawned gardens adjacent to open farmland.

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Half double glazed composite front door to:

VESTIBULE ENTRANCE

Double glazed windows to front and side, tiled floor. Half glazed inner door leads to:

RECEPTION HALL

Radiator, wood flooring, built-in storage cupboard.

FRONT SITTING/PLAYROOM

13'10 X 10'0 MAX (4.22M X 3.05M MAX)

Double glazed window to front, radiator, wood flooring.



LIVING ROOM

14'4 X 13'4 MAX (4.37M X 4.06M MAX)

Having feature brick relief fireplace with recess housing log burner. Wood flooring. Wide opening giving access to family/dining area.



SUPERB OPEN PLAN FAMILY/DINING ROOM

23'6 X 10'7 (7.16M X 3.23M)

Having almost full width bi-folding doors opening out onto the rear garden. Wood flooring, under floor heating in dining area. Wide opening into kitchen.



BEAUTIFUL REFITTED KITCHEN

11'8 X 11'3 MAX (3.56M X 3.43M MAX)

Excellent range of white gloss wall and base units, complementary wood worktops, inset dual bowl sink unit. 5 ring gas hob in central island. Built-in electric double oven & microwave. Integrated fridge, freezer & dishwasher. Low level LED lighting. Wood flooring with under floor heating. Double glazed internal window to side. Half glazed stable door leading into utility area.



BEAUTIFUL REFITTED KITCHEN



UTILITY ROOM

19'9 X 8'5 (6.02M X 2.57M)

(Maximum, where 8'5 reduces to 3'8)

Having fitted worktop with housing and plumbing below for washing machine, space for other appliances. Radiator. Cupboard housing wall mounted 'Baxi' gas fired combination boiler. Dog shower/bathing area having white quadrant shower tray with shower unit above. External door leading to front of property. Double glazed double opening French doors leading to rear garden. Further door leading to guest bedroom and en-suite.



GUEST BEDROOM (TWO)

15'3 X 8'2 (4.65M X 2.49M)

Double glazed window to rear, radiator. Door to en-suite.



EN-SUITE SHOWER ROOM

8'1 X 4'2 (2.46M X 1.27M)

Having tiled walls and floor, walk-in shower area with white shower tray, glazed screen and 'Triton Seville' electric shower. Wash basin, push button flush wc. Chrome ladder radiator. Two double glazed windows to front.



From the reception hall further doors give access to the following:

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BEDROOM THREE

14'0 X 9'8 MAX (4.27M X 2.95M MAX)

Double glazed window to front, radiator, wood flooring. Range of fitted furniture including wardrobes, drawers, bedside cabinets/shelving.



REFITTED SHOWER ROOM/WC

7'8 X 6'10 MAX (2.34M X 2.08M MAX)

Having white suite comprising; tiled and glazed shower area with white shower tray, dual headed shower unit. Wash basin and push button flush wc both built into multi-drawer vanity units. Chrome ladder radiator. Tiling to walls and floor, internal double glazed window.



From the sitting/playroom the staircase rises to:

LANDING

Having double glazed 'Velux' roof window.

MASTER BEDROOM

20'2 X 14'11 MAX (6.15M X 4.55M MAX)

Radiator, double glazed window to side. Double opening UPVC double glazed French doors open out onto the flat roof balcony overlooking open fields beyond.

Feature 'hole in the wall' bio-therm' fire (positioned between the bedroom and en-suite).



SUPERB EN-SUITE BATH/SHOWER ROOM

22'9 X 8'1 OVERALL MAX (6.93M X 2.46M OVERALL MAX)

Tiled walls and floor with under floor heating. White suite comprising freestanding oval shaped double ended bath, feature freestanding chrome mixer tap / shower unit. Wash basin, push button flush wc, chrome ladder radiator. Glazed and tiled shower cubicle with multi-jet, dual headed shower unit. Deep picture window overlooking open fields.



SUPERB EN-SUITE BATH/SHOWER ROOM



OUTSIDE

To the front of the property is a wide printed concrete drive/hardstanding providing off road parking for three cars.

REAR GARDEN

Mainly lawned with printed concrete pathways, hedging/fencing to boundaries. The rear garden is adjacent to open agricultural fields.



REAR ELEVATION



BRITISH PROPERTY AWARDS

Cavendish Manley Awarded Gold Award for Little Sutton & Ellesmere Port.

VIEWING

Through Agents: 0151 357 4040 / 0151 339 9090

SCHOOLS AND AMENITIES

Please go to: <http://maps.cheshire.gov.uk/findmynearest/main.aspx>

FLOOR PLANS

Floor plans for identification only. Not to scale. Measurements are approx

COUNCIL TAX

Band C

OFFICE HOURS

Monday to Friday 9.00am to 5.30pm

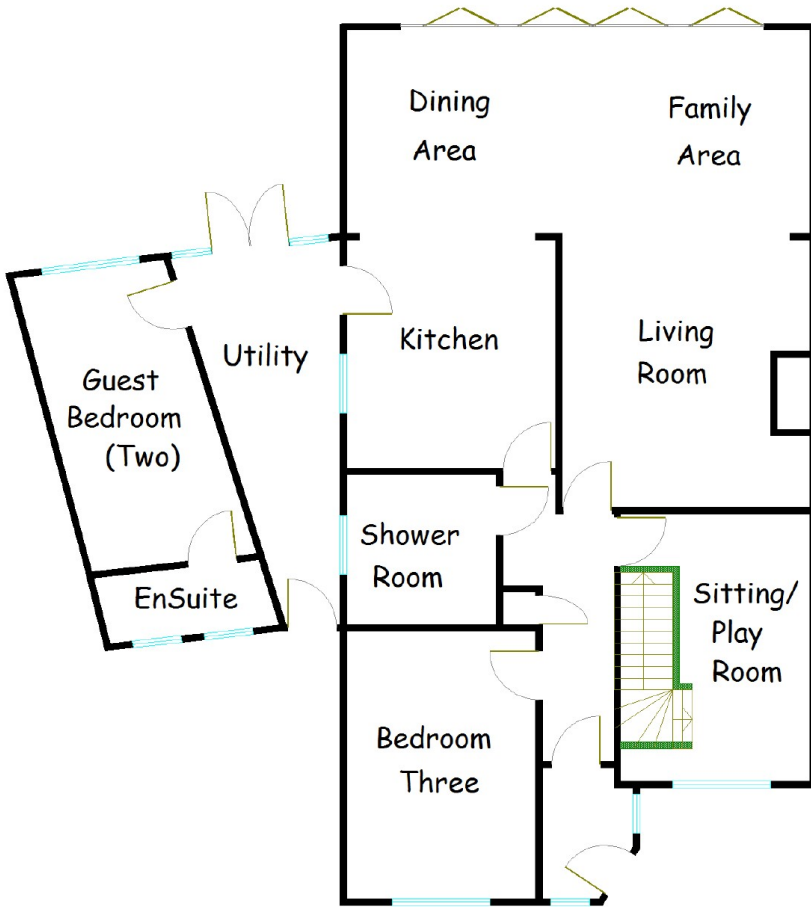
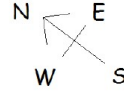
Saturday 9.00am to 3.30pm

Sunday 12.00pm to 4.00pm

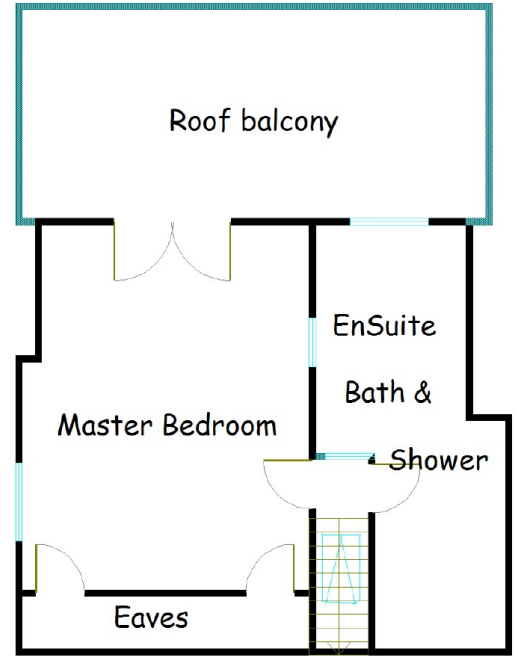
24/07/2017

DIRECTIONS

From Agents Little Sutton office travelling along the main Chester Road (A41) in the direction of Childer Thornton/Hooton. Proceed straight ahead at the Heath Lane/Station Road traffic lights. Straight ahead at the Welsh Road traffic lights. Right at the next set of traffic lights into Hooton Green and right into Derwent Drive. The property will be observed almost at the end on the left hand side.



Ground Floor



First Floor

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 75 | 82 |
| | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|-----------------------------------------------------------------|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | 72 | 78 |
| | | EU Directive 2002/91/EC | |

N.B. Photos may have been taken using wide angled lenses, items shown in photos may not be included in the sale. Floor plans are included for identification purposes only and are not to scale.

Please note;
The agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Misrepresentation Act 1967
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Manley has the authority to make or give any representation or warranty in respect of the property.