



Station Road, Sutton Weaver WA7 3EP

From £595,000

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Presented to the market in show home condition, this stunning barn conversion offers over 3000 sqft of high quality accommodation which must be viewed to be fully appreciated.

Features include; an impressive reception hall with galleried landing, 26ft lounge, 20ft dining room opening to open plan kitchen / breakfast / family room, utility, cloaks / WC, four double bedrooms, ensuite, family bathroom, garage, gated driveway parking for several vehicles and a low maintenance garden.

Early Viewing Essential. No Chain Delay With This Sale.

Ground Floor

Entrance Hall

17' 5" x 14' 1" (5.30m x 4.29m)

Lounge

26' 9" x 17' 3" (8.15m x 5.25m)

Dining Room

20' 6" x 17' 3" (6.24m x 5.25m)

Cloakroom / WC

5' 0" x 3' 6" (1.52m x 1.07m)

Kitchen / Breakfast Room

17' 8" x 16' 7" (5.38m x 5.05m)

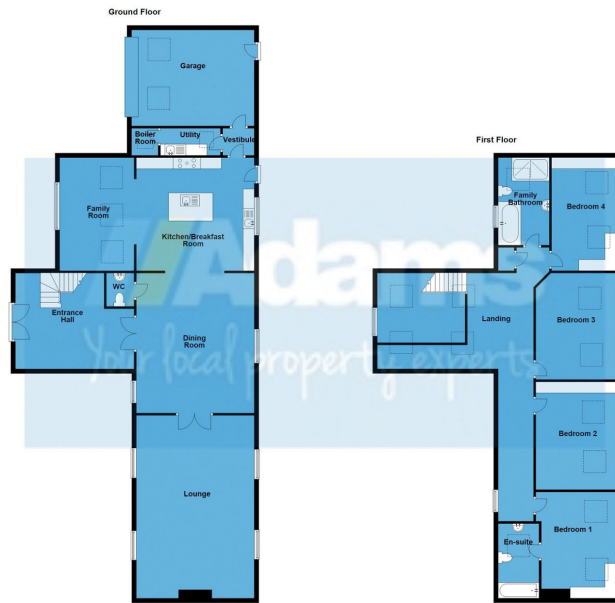
Family Room

16' 11" x 10' 10" (5.15m x 3.30m)

Vestibule

4' 3" x 4' 0" (1.29m x 1.22m)





- Stunning Barn Conversion
- Immaculate Presentation
- Four Beds + Ensuite
- Over 3000 SQFT
- Open Plan Living Space
- Garage + Driveway Parking



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	