

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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

**4 Foxall Way**  
Great Sutton, Ellesmere Port,  
CH66 2GT

**Price**  
**£310,000**

\* DETACHED HOUSE \* GENEROUS SIZE REAR GARDEN. A three bedroom detached house located along Foxall Way in Great Sutton. The accommodation briefly comprises: open porch with brick pillars, entrance hallway, downstairs WC, living room with bay window overlooking the front and feature fireplace, dining room, UPVC double glazed conservatory with French doors to outside, breakfast kitchen with integrated cooking appliances, useful utility room, landing, principal bedroom with fitted bedroom furniture and en-suite shower room, bedroom two, bedroom three, both with fitted wardrobes, family bathroom. The property benefits from UPVC double glazed windows and has gas fired central heating. Externally there is a lawned garden at the front with a block paved driveway leading to a single garage. To the rear, the garden is of a generous size and laid mainly to lawn with mature shrubbery and trees and Indian stone flagged patio area.

## LOCATION

Great Sutton is a well-established residential area located in Ellesmere Port, and has a friendly, community oriented feel, with a mix of family homes, local shops, schools, and green spaces. The area benefits from good transport links, making it easy to reach Chester, Liverpool, and the wider North West, while still maintaining a quieter, more relaxed atmosphere than larger urban centres.

## THE ACCOMMODATION COMPRISES:

### PORCH



Canopy porch with brick pillars and tiled floor. Composite double glazed entrance door to the entrance hall.

### ENTRANCE HALL



Coved ceiling, ceiling light point, thermostatic heating controls, smoke alarm, spindled staircase to the first floor, and radiator with radiator cover. Doors to the living room, breakfast kitchen and downstairs WC.

### DOWNSTAIRS WC

1.96m x 0.86m (6'5" x 2'10")

Comprising: low level WC; and pedestal wash hand basin. Wooden panelled walls to dado rail, ceiling light point, vinyl wood effect flooring, single radiator, and UPVC double glazed window with obscured glass.



### DIRECTIONS

From Chester city centre proceed along St Martins Way to the Fountains roundabout and take the first exit onto the Parkgate Road. Keep in the right hand lane and follow the road around onto the Liverpool Road. Continue over the two mini roundabouts and straight across at the traffic lights to the roundabout at the junction with Countess Way. Proceed straight across onto a stretch of dual carriageway and at the main junction with the A41 turn left towards Ellesmere Port. Follow the A41 for some distance and at the next large roundabout take the second exit onto the A41 Chester Road. Continue straight across the next two sets of traffic lights and after approximately 1/3 mile turn left into Foxall Way. The property will then be found after a short distance on the right hand side.

### TENURE

\* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

### COUNCIL TAX

\* Council Tax Band D - Cheshire West and Chester County Council.

### AGENT'S NOTES

\* Services - we understand that mains gas, water, electricity and drainage are connected.

- \* The property is on a water meter.
- \* Low maintenance UPVC fascia boards, soffits and replacement guttering have been fitted.
- \* The central heating boiler was last serviced in 2026.

### \*ANTI MONEY LAUNDERING REGULATIONS

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

### MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

### \*EXTRA SERVICES - REFERRALS

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

### VIEWING

By appointment through the Agents Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW

### OUTSIDE FRONT



To the front there is a lawned garden with borders and boundary hedging. A block paved driveway leads to a single garage. External gas and electric meter cupboards to side. A gated pathway at the side provides access to the rear garden.

### SINGLE GARAGE

4.88m x 2.62m (16' x 8'7")

With an up and over garage door, light, power, access to roof void, and wall mounted Vaillant condensing gas fired central heating boiler. Personal door to the utility room.

### OUTSIDE REAR



To the rear there is an Indian stone flagged patio enjoying

French doors from the conservatory and a generous size garden laid mainly to lawn with mature shrubbery and trees.



### LIVING ROOM

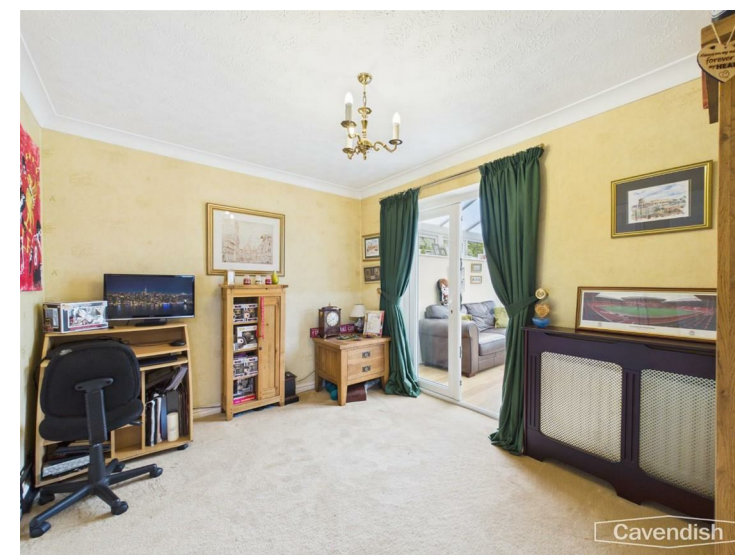
4.04m plus bay x 3.40m (13'3" plus bay x 11'2")



UPVC double glazed bay window with double radiator overlooking the front, coved ceiling, ceiling light point, double radiator with radiator cover, two wall light points, and feature fireplace with composite stone inset and hearth housing a 'Living Flame' coal-effect gas fire. Double opening doors to the dining room.

### DINING ROOM

3.40m x 2.69m (11'2" x 8'10")



Coved ceiling, ceiling light point, and radiator with radiator cover. Door to the breakfast kitchen and double opening UPVC double glazed doors to the conservatory.

### CONSERVATORY

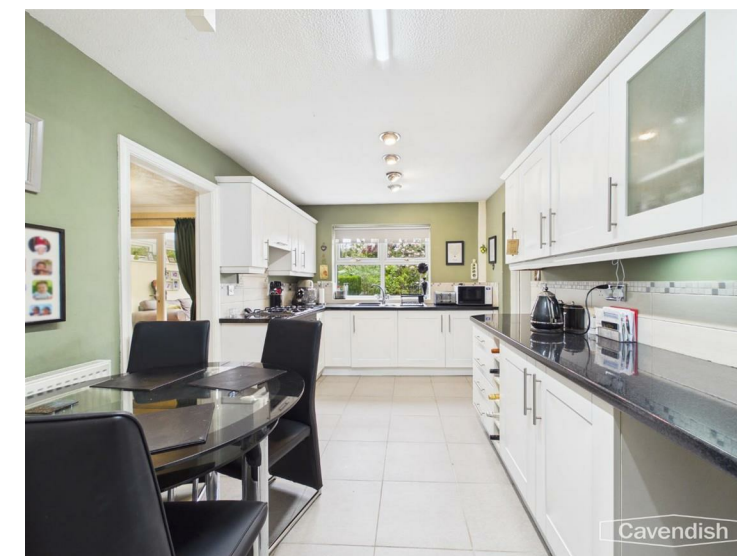
3.96m x 3.00m (13' x 9'10")



UPVC double glazed conservatory set on a brick-built base with pitched polycarbonate roof, laminate wood effect flooring, two wall light points, wall mounted electric heater, and UPVC double glazed French doors to outside.

### BREAKFAST KITCHEN

4.78m x 2.77m (15'8" x 9'1")



Fitted with a modern range of base and wall level units incorporating drawers, cupboards, wine rack and a glazed cabinet with laminated granite effect worktops. Inset one and half bowl stainless steel sink unit and drainer with chrome mixer tap. Wall tiling to work surface areas. Fitted

four-ring gas hob with extractor above, and built-in electric fan assisted oven and grill. Four semi-recessed ceiling spotlights, strip light, tiled floor, built-in understairs storage cupboard, double radiator with thermostat, space for small table and chairs, and UPVC double glazed window overlooking the rear. Door to the utility room.

### UTILITY ROOM

2.62m x 2.41m (8'7" x 7'11")



Fitted worktop with laminated granite effect worktop, inset single bowl stainless steel sink unit and drainer with mixer tap and storage cupboard beneath, wall tiling to work surface areas, plumbing and space for washing machine, space for tumble dryer, central heating and hot water controls, space for tall fridge/freezer, tiled floor, double radiator with thermostat, ceiling light point, access to roof space, UPVC double glazed window to rear, and UPVC double glazed door to outside. Personal door to the garage.

### LANDING

Access to loft space, ceiling light point, built-in airing cupboard housing the hot water cylinder and immersion heater with slatted shelf. Doors to bedroom one, bedroom two, bedroom three and family bathroom.

### BEDROOM ONE

3.91m into bay x 3.45m (12'10" into bay x 11'4")



Fitted with a modern range of bedroom furniture incorporating full height wardrobes, two bedside cabinets with storage cupboards above, pelmet with downlights, and free-standing chest of drawers. UPVC double glazed bay window overlooking the front with radiator and radiator cover, and ceiling light point.

### EN-SUITE SHOWER ROOM

2.74m max x 2.13m max (9' max x 7' max)



Comprising: tiled shower enclosure with Triton electric shower and curved glazed sliding doors; vanity unit with inset wash hand basin; and storage cupboard beneath; and low

level WC. Fully tiled walls, fitted glass shelf, coved ceiling, extractor, ceiling light point, single radiator with thermostat, vinyl wood effect flooring, built-in over stairs storage cupboard, and UPVC double glazed window with obscured glass.

### BEDROOM TWO

3.43m into wardrobe x 3.23m (11'3" into wardrobe x 10'7")



Fitted with a range of bedroom furniture incorporating a single bed with storage cupboards beneath, L-shaped desk unit with three drawer unit and free-standing chest of drawers. Full height fitted wardrobe with two sliding doors having hanging space and shelving, ceiling light point, single radiator with thermostat, and UPVC double glazed window overlooking the rear.

### BEDROOM THREE

2.79m x 2.29m (9'2" x 7'6")



Full height fitted wardrobes with two sliding doors having hanging space and shelving, ceiling light point, single radiator with thermostat, and UPVC double glazed window to rear.

### FAMILY BATHROOM

2.21m x 1.73m (7'3" x 5'8")



White suite comprising: spa bath with mixer tap, wall mounted thermostatic mixer shower over and glazed shower screen; pedestal wash hand basin; and low level WC. Vinyl wood effect flooring, ceiling light point, single radiator with thermostat, electric shaver point, extractor, fully tiled walls, and UPVC double glazed window with obscured glass.