



The Downsway, South Sutton, SM2

EPC Rating: E

Council Tax Band: G

FINE & COUNTRY

The Downsway, South Sutton, SM2



KEY FEATURES

Fine and Country are pleased to present to the market this charming five bedroom, two bathroom detached property located on one of South Suttons most prestigious roads. The property oozes character and is set over three floors creating over 250sqm of versatile living space to suit your family needs.

The ground floor consists of a separate entrance porch that leads to an impressive hallway featuring exposed beams and varnished wood flooring. The lounge area again has the added benefit of exposed beams along with a cosy feature fireplace and sliding glass doors that open to the conservatory, offering views overlooking the pretty rear garden.

To the front of the house is a separate dining room with exposed beams, feature fireplace and a serving hatch offering easy access to the kitchen. To the rear of the property there is a fitted kitchen boasting a central island with Granite worktop along with a selection of fitted units, there is also a built in seating section ideal to be used as a breakfast area. Adjacent to the kitchen there is a good sized utility room offering access to the garage and access to the rear garden.

On the first floor there are four bedrooms, a large five piece family bathroom, an additional family shower room and stairs leading to the second floor which offers a further double bedroom with plenty of storage space.

Further benefits to this beautiful home include a downstairs cloakroom, block paved off street parking for several vehicles, a secluded rear garden and the potential to extend further (stpp) if needed in future years.

The area is very popular with families due to its close proximity to local amenities, great transport links and wide selection of well regarded schools.

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Fine & Country.





























INFORMATION

EPC Rating: E

Offers in excess of:
£1,500,000

Freehold



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well-trained, educated and courteous team of professionals,

We value the little things that make a home

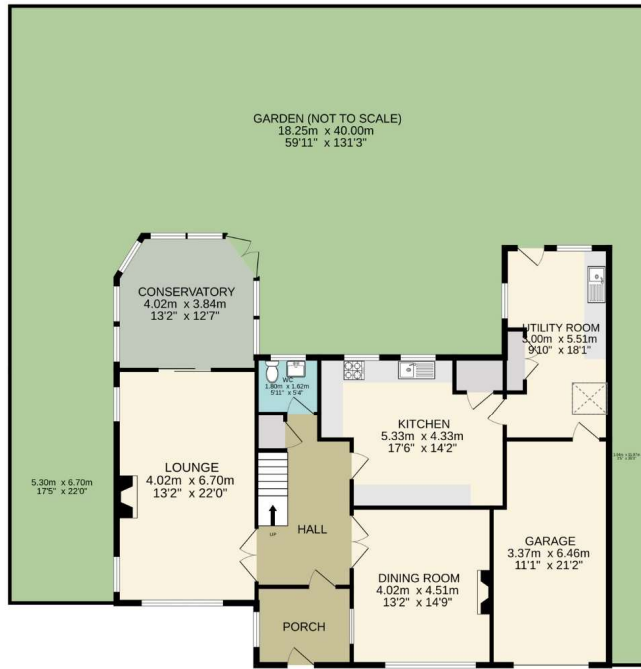
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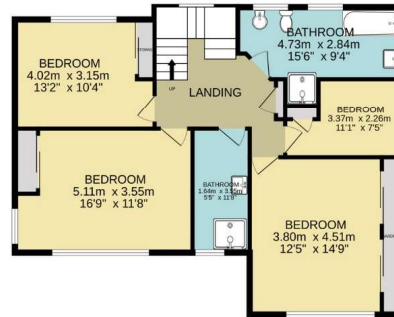
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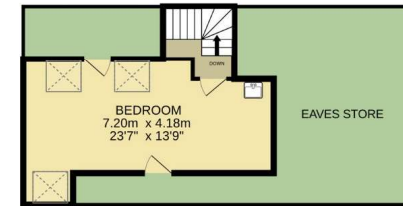
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Ground floor
139.2 sq.m. (1498 sq.ft.) approx.



1st floor
85.1 sq.m. (916 sq.ft.) approx.



2nd floor
27.3 sq.m. (294 sq.ft.) approx.

TOTAL FLOOR AREA : 251.6 sq.m. (2708 sq.ft.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers

