



Littleton Close, Noctorum, CH43 9QY
£350,000

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

A splendidly finished family home with a push to all hosts looking for that open plan kitchen entertaining space!

This is a three bedroomed, proportionate to its living space, detached family home. And although this is presented to a particular standard - there is further potential to push out into the garage (subject to relevant permissions etc) to gain even more living space...

A long hallway - perfect for all coats, shoes, boots etc - will deposit you into the inner hall with handy w.c and then on to the living quarters - there's a beautifully finished front sitting room which is complete with alcove storage. The cosier of spaces to enjoy your downtime.

And then on to the rear of the house - remodelled to allow for this open plan kitchen diner - a super swanky spot for hosting your nearest and dearest - complete with tri-folds out to the neat garden.

The kitchen itself has plenty of prep space, as well as a Belfast style sink looking out, again, to the garden. Space for a range style cooker, plus your utilities.

Upstairs has been remodelled, too - we have a huge master bedroom with fitted wardrobes, as well as two further double bedrooms - you'll note the finish of the house, which we're sure you'll agree, is a credit to our clients.

Outside we have parking comfortably for two to the front - not forgetting the garage, either - so keep this as it is, as a gym, extra storage, or do utilise as a further reception, or study - suggestions welcomed! To the rear there is a neat lawned garden, perhaps larger than expected, with a sun terrace, and patio, too - certainly something for all!

Tenure: Freehold

Council Tax Band: D



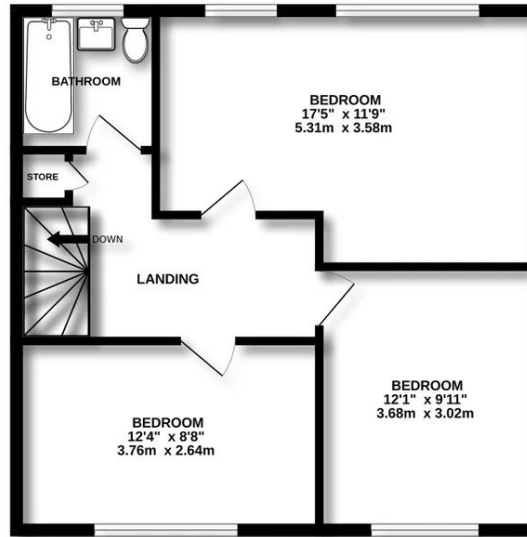
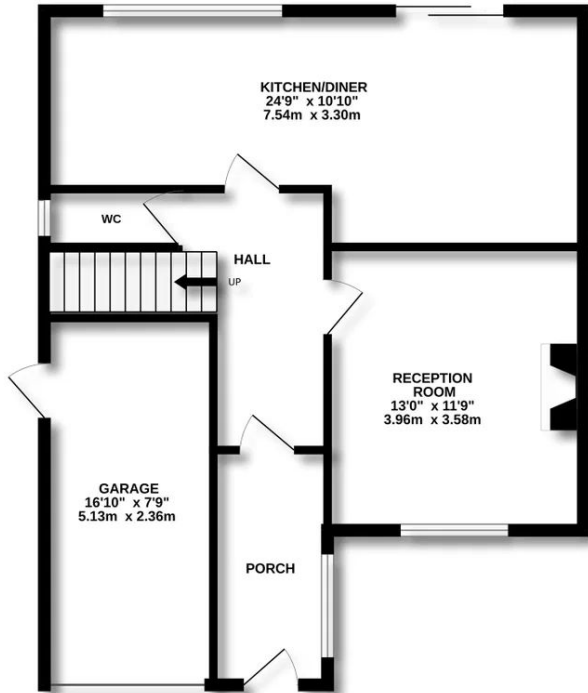




GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 1243 sq.ft. (115.5 sq.m.) approx.

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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