

WITH GRANTED PLANNING PERMISSION - This well presented, four bedroom, detached family home is offered to the market with a superb added benefit of GRANTED planning permission for a four/five bedroom, detached family home. This delightful property is located in the village of Hutton which is held in high regard as a sought after area in which to live. Accommodation comprises; superior entrance hallway, cloakroom, kitchen, utility, conservatory, dining room, living room, master bedroom with en-suite, three further bedrooms and family bathroom. On approach to the property there is a shared private driveway leading to the private tarmac driveway of number five providing off street parking and two double garages attached to the side of the house. There is a rear garden which benefits from views over open countryside and Weston Hillside beyond and offers a stunning variety of mature trees and hedging plus an excellent slab patio area providing a super BBQ seating spot and space to relax during the warmer months. The planning permission is located in the garden area to the side of the property and provides planning to build a four/five bedroom detached family property with a three car garage, private driveway and space for private front and rear gardens. Added benefits include gas fired central heating and double glazed windows. EPC rating D64, Council Tax Band F.



- Well presented, four bedroom, detached family home
- Located in the sought after village of Hutton
- With planning permission for four/five bedroom detached house in garden
- Super enclosed and private gardens with views over open fields and Weston hillside beyond
- Two double garages and off street parking
- EPC rating D64, Council Tax Band F

ACCOMMODATION

Entrance

Step up to UPVC double glazed entrance door into hallway.

Entrance Hallway

Wow! Superior entrance hallway with double height UPVC double glazed windows, doors to principal rooms, hardwood timber flooring, radiator, coved ceiling, ceiling light.

Cloakroom 6' 6" x 2' 9" (1.97m x 0.85m)

Tiled flooring and part tiled walls, low level W/C, wash hand basin in vanity unit, radiator, extractor fan, ceiling light.

Kitchen 10' 11" x 9' 2" (3.34m x 2.80m) plus 3' 11" x 3' 3" (1.20m x 1.00m)

'Tile effect' laminate flooring with range of well presented wall and floor units, granite worktops, ceramic sink and drainer with swan neck mixer tap sat under UPVC double glazed window overlooking rear garden and open fields beyond, integrated four ring induction hob with oven under and extraction hood over, integrated fridge and dishwasher, radiator, ceiling light, opening to utility room.

Utility 8' 5" x 7' 3" (2.56m x 2.22m) (maximum)

Flooring to match kitchen, with wall and floor units, ceramic sink, space and plumbing for appliances, useful storage cupboard, ceiling light, door to conservatory.

Conservatory 9' 9" x 8' 10" (2.98m x 2.69m)

Step down to tiled flooring with UPVC double glazed conservatory windows and doors to patio area and garden, polycarbonate translucent roof panels, ceiling light.

Dining Room 12' 11" x 7' 5" (3.94m x 2.25m)

'Wood effect' laminate flooring with UPVC double glazed window, radiator, space for dining table, coved ceiling, lighting rack.

Living Room 21' 8" x 11' 10" (6.61m x 3.61m)

Super light and bright living room with electric fireplace with stone surround, UPVC double glazed window to front and sliding patio doors to rear, two radiators, coved ceiling, two ceiling lights.

Superior timber staircase with timber and glass balustrade rising to first floor landing.

First Floor Landing

With doors to first floor rooms, galleried balustrade, radiator, loft access, coved ceiling, ceiling light, usable storing cupboard.

Master Bedroom 13' 9" x 9' 10" (4.18m x 3.00m) (front of cupboards)

Lovely double bedroom with UPVC double glazed window with super views over countryside, radiator, fitted wardrobes with 'hidden' door to en-suite, coved ceiling, ceiling light.

En-suite 7' 2" x 5' 0" (2.18m x 1.52m)

Tiled flooring with low level W/C, wash hand basin and pedestal, panelled bath with mains fed shower and glass screen over, tiled walls, heated towel rail, fitted storage unit, UPVC double glazed window, high level internal window, extractor fan, ceiling spotlights.

Bedroom Two 11' 10" x 10' 0" (3.61m x 3.06m)

UPVC double glazed window with views over rear garden and beyond, radiator, coved ceiling, ceiling light.

Bedroom Three 11' 10" x 7' 9" (3.61m x 2.37m) (plus cupboard)

With UPVC double glazed window, radiator, super built in wardrobe and storage, coved ceiling, ceiling light.

Bedroom Four 9' 0" x 8' 7" (2.75m x 2.62m) (plus cupboard)

With UPVC double glazed window, radiator, super built in wardrobe and storage, coved ceiling, ceiling light.

Family Bathroom 6' 11" x 5' 6" (2.10m x 1.67m)

'Wood effect' vinyl flooring with low level W/C, wash hand basin and pedestal, panelled bath with shower attachment and glass screen, heating towel rail, part tiled walls, high level internal window, extractor fan and ceiling light.

Outside

Front

On approach to the property there is a shared private driveway leading to the private tarmac driveway of number five, providing off street parking. There are two double garages attached at either side of the house with an area laid to lawn with various shrubs and hedging.

Rear

Super garden with a stunning variety of trees and hedging the garden is mostly laid to lawn with various flower bed borders with mature shrubs and plants. One side of the garden is enclosed by a timber fence and on the other borders open fields with hedging in between. There is a slab patio immediately to the rear providing a super BBQ seating area.

Garage One

Double garage with up and over garage door, door and window to rear with power and lighting.

Garage Two

Double garage with up and over garage door, door and window to rear with power and lighting.

Building Plot

Located in the garden area to the side of the property, the vendors have gained planning permission for a four/five bedroom detached family home with added benefit of a three car garage with front and rear gardens.

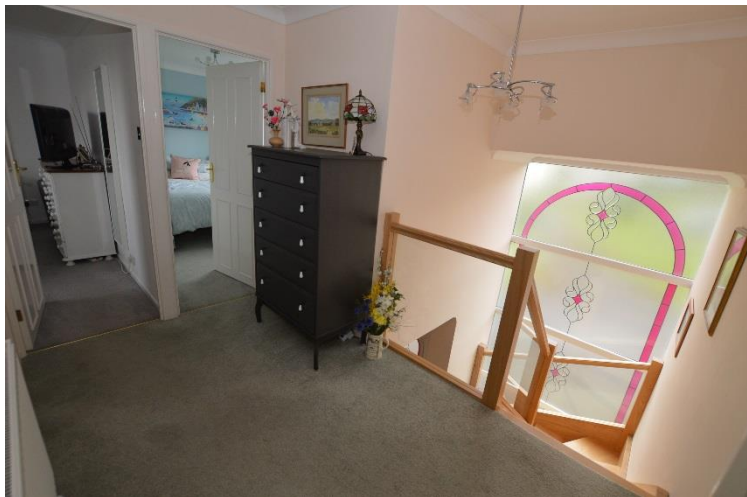
The Village of Hutton

The Village of Hutton is a village and civil parish. The parish, which has a population of circa 2,550 is within the Unitary Authority of North Somerset and located on the western edge of the Mendip Hills, close to Weston-super-Mare. The hamlets of Elborough, Lower Canada and Upper Canada lie within the parish. Hutton Church of England Primary School is a Voluntary Controlled School. The School was founded in 1826 and the present Victorian building was first occupied in 1873. Extensions were added in 1983 and there has been a major addition with a new hall being completed in 2004, and a new foyer and entrance in 2011. In addition to the school there is a vibrant village community and the Post Office, Public House, School, Church and Village Hall form key attractions.

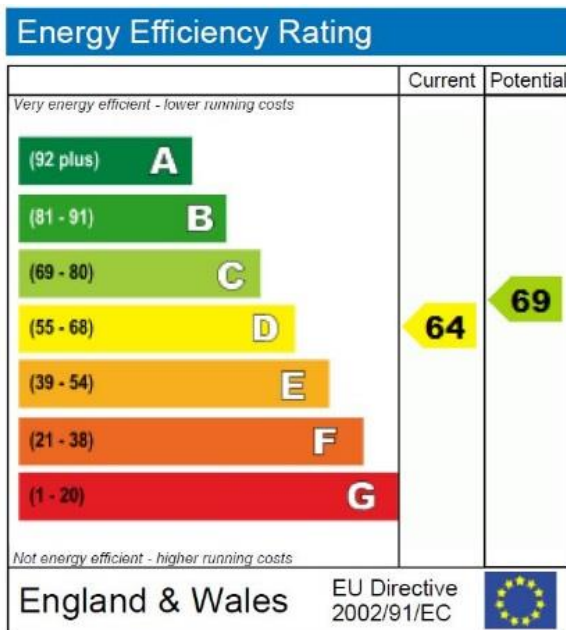












MONEY LAUNDERING REGULATIONS 2007 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

CONSUMER PROTECTION REGULATION 2013. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.