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Newmans Drive, Hutton Burses

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Located in a popular, highly sought after area adjacent to Hutton Mount, this extremely spacious property offers 4000 sq ft of accommodation with an impressive open-plan kitchen/breakfast/family room, large lounge, family/play room, study and separate dining room. There is also a ground floor shower rooms, laundry room and a generous reception hall. The property occupies a prominent corner plot position with spacious carriage driveway, south facing rear garden, detached garage and cabin suitable for use as an outdoor gym or studio. Shenfield Broadway with mainline station is within 0.7 miles and the property is also with St Martins school catchment (subject to acceptance). EPC C.



£1,295,000

to view **01277 225191**
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Entrance Porch	Recessed porch with painted door and two side windows.	First Floor Landing	15' 6" x 9' 10" max L shaped (4.72m x 2.99m) Spacious area, doors to;
Reception Hallway	27' 9" x 10' 10" (8.45m x 3.30m) Superb entrance to this well presented property, attractive oak flooring, stairs rising to first floor, deep built in coat cupboard with automatic lighting, oak doors to;	Master Bedroom	20' 6" x 17' 8" (6.24m x 5.38m) Spacious room with vaulted ceiling. Built in eaves storage, French doors and side windows overlooking garden with Juliet glazed balcony, additional 7' 3" door recess with built in wardrobes to one side. Door to;
Lounge	31' 0" x 14' 9" (9.44m x 4.49m) Two windows to side and window to front, inset decorative display area with raised plinth surround, double doors to;	En-suite	Close coupled WC, twin circular wash hand basins set on black storage cupboard with drawers, large glazed shower cubicle with rain water shower head, glass shelving, chrome towel warmer, sloping ceiling.
Dining Room	20' 3" x 14' 9" (6.17m x 4.49m) Oak flooring, window to side, double doors to kitchen/family room.	Bedroom 2	21' 5" into dormer >18' 7" x 9' 9" (6.52m x 0.00m) Built in eaves storage, window to front aspect, Velux to side, radiator, built in wardrobes and sloping ceilings. Door to Jack and Jill en-suite.
Family Room	14' 10" x 14' 8" (4.52m x 4.47m) Window to front.	Jack and Jill En-suite	Close coupled WC, Velux to side, chrome towel rail, tiled floor, circular wash hand basin, door to;
Study	15' 0" x 8' 5" (4.57m x 2.56m) Window to side aspect.	Bedroom 3	21' 3" into dormer > 18' 2" x 13' 2" into rear of wardrobes (6.47m x 4.01m) Window to rear, Velux to side, built in wardrobes to one wall. Door to;
Kitchen/Dining/Family Room	26' 5" >25' 7" x 26' 3" (8.05m x 7.99m) A delightful heart of this family home with three distinct areas. The kitchen area has generous number of base, wall and drawer units with attractive granite work surfaces, American style fridge freezer to remain, built in microwave, Rangemaster cooker to remain. Large island unit with matching granite work surface, twin stainless steel sinks, integrated dishwasher, wine cooler to remain. Attractive floor tiling, two windows to rear, double French doors lead to garden. Door to lobby and door to;	Bedroom 4	25' 11" > 23' 5" x 9' 9" > 8' 9" (7.89m x 2.97m) Eaves storage, Velux to side, dormer to front.
Utility Room	16' 0" x 5' 11" (4.87m x 1.80m) A well planned room with stainless steel sink, base cupboard below, long work surface, space and plumbing for numerous appliances, wall mounted gas central heated boiler, pressurised water system, all concealed behind sliding doors.	Bedroom 5	16' 1" to front of wardrobes x 16' 7" > 8' 7" to rear of wardrobes (4.90m x 5.05m) Built in wardrobes to one wall.
Lobby	Door to rear garden, built in storage cupboards with sliding doors, tiled floor and door to;	Bathroom	9' 9" x 7' 0" (2.97m x 2.13m) Luxuriously appointed comprising floor standing bath with mixer tap and hand shower, wash hand basin with cupboard beneath and W.C. Part tiled walls, heated towel rail and ceramic tiled floor. Sloping ceiling with skylight window.
Shower Room	Wet room style shower, close coupled WC, rectangular wash hand basin set on wooden stand with towel rail, part tiled walls and window to rear. Inset mirrored display with light.	Externally	The property occupies a prominent corner plot position and the plot measures 0.22 of an acre (subject to land survey) The front garden measures 60' wide and has an in-out carriage driveway providing numerous parking spaces. To the rear of the property the garden measures 82' and commences with a paved patio with adjacent deck with fitted hot tub and the remainder of the garden is laid to lawn enjoying a southerly aspect. At the rear of the garden double width gates lead to a detached garage and there is also a cabin suitable for use as an outdoor gym or studio.









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