



Walton Gardens
Hutton

- **4 Double Bedrooms**
- **Popular Location**
- **Open Plan Family Dining Kitchen**
- **2 Receptions**

For Sale £479,950
EPC Rating 'B'





Property Description

Detached Family Home

4 Double Bedrooms | Popular Location

This beautifully presented four-bedroom detached family home is located in the popular village of Hutton, close to the highly regarded Hutton Grammar School & Sixth Form.

Ground Floor: The property features a spacious living room, perfect for family relaxation. The open-plan family dining kitchen is fitted with integrated appliances, and bi-folding doors open onto the beautifully landscaped rear garden. Additionally, there is a study with fitted furniture, ideal for those working from home. A utility room and a convenient WC complete the ground floor.

First Floor: Upstairs, there are four generously sized double bedrooms. The primary bedroom benefits from a luxurious ensuite shower room and fitted wardrobes. A modern family bathroom serves the remaining





bedrooms.

Exterior: Externally, the home offers a detached double garage and a driveway providing ample parking. The front and rear gardens are beautifully designed, with the rear garden being particularly spectacular - a perfect space for outdoor relaxation and entertaining.

What We Love About This Property: "This exquisite family home, located in the popular village of Hutton, offers luxury living with a spacious, contemporary design. Close to the highly regarded Hutton Grammar School & Sixth Form, it is perfect for families. Finished to an exceptional standard, the property also boasts a state-of-the-art security system with an alarm and cameras. With local amenities and excellent transport links nearby, we highly recommend early viewing."

Tenure: Freehold

Council Tax Band: F

LOCAL INFORMATION Hutton is a village in Lancashire and is located 3 miles southwest of Preston. The village is by passed by the A59 Preston to Liverpool, which gives the village good connections with Preston and Southport. Surrounded by superb local schools, supermarkets, and amenities.

ENTRANCE HALL

LIVING ROOM 10' 8" x 18' 2" (3.25m x 5.54m)

OPEN PLAN FAMILY DINING KITCHEN 27' 3" x 11' 0" (8.31m x 3.35m)

UTILITY ROOM 5' 4" x 6' 2" (1.63m x 1.88m)

WC

STUDY 8' 9" x 9' 10" (2.67m x 3m)

LANDING

BEDROOM ONE 12' 2" x 11' 1" (3.71m x 3.38m)

ENSUITE 8' 9" x 3' 10" (2.67m x 1.17m)

BEDROOM TWO 9' 2" x 12' 6" (2.79m x 3.81m)

BEDROOM THREE 10' 6" x 10' 9" (3.2m x 3.28m)

BEDROOM FOUR 8' 9" x 11' 6" (2.67m x 3.51m)

FAMILY BATHROOM 7' 3" x 7' 3" (2.21m x 2.21m)



DOUBLE GARAGE 20' 0" x 19' 7" (6.1m x 5.97m)

OUTSIDE

Please call 01772 746100 to arrange a viewing on this property. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday. Outside of these hours we operate an on-call voicemail service 7 days a week arranging viewings, valuation and offers up to 8pm!







Ground Floor



Floor 1

Approximate total area¹

162.27 m²
1746.63 ft²

Reduced headroom

0.55 m²
5.97 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		