



## Walton Gardens Hutton

• 4 Double Bedrooms

Popular Location

Open Plan Family Dining Kitchen

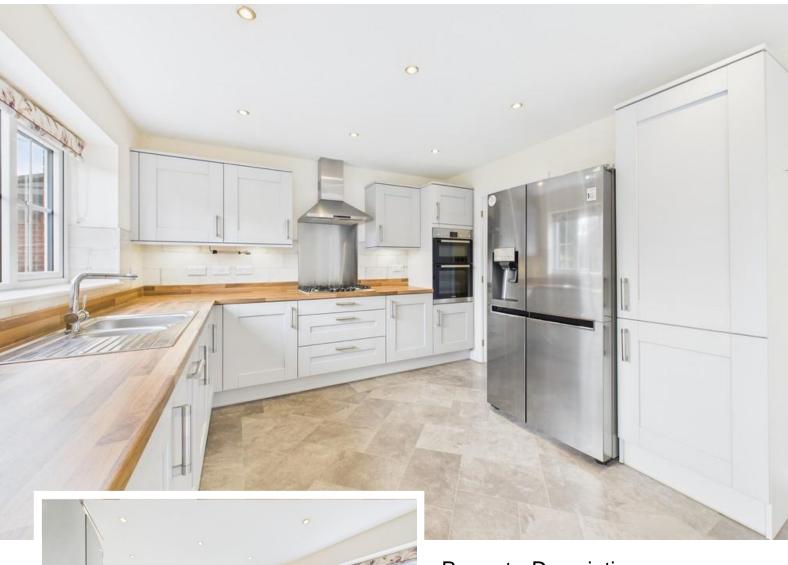
• 2 Receptions

For Sale £479,950 EPC Rating 'B'





## **Walton Gardens, Hutton**



## Property Description

Detached Family Home

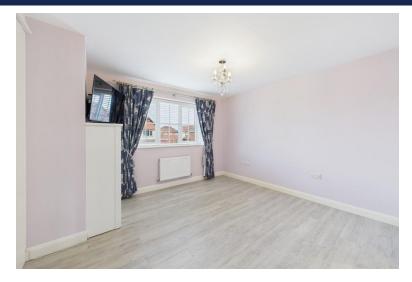
4 Double Bedrooms | Popular Location

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)

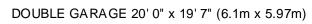
BEDROOM TWO 9' 2" x 12' 6" (2.79m x 3.81m)

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)





## 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!



