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Ardleigh Gardens Hutton

WN
PROPERTIES

Ardleigh Gardens Hutton

£430,000

Superbly presented extended terraced house offering spacious accommodation situated in a cul de sac location within this popular estate. Spacious lounge, open to a large kitchen/dining room with space for table and comprehensively fitted kitchen area with appliances. Utility room with space for appliances and useful larder cupboard leading to a luxurious ground floor cloakroom. Two double bedrooms with built in storage and well appointed family bathroom. Block paved driveway provided parking for two cars with adjacent lawned area, hedging and fencing to boundaries. The rear garden has been well landscaped with terrace across the rear leading to a lawned area with raised planters. Shed at rear to remain. St Martins and Willowbrook Schools are within half a mile (STA). EPC C.



Entrance Hall

Canopied porch with steps to modern entrance door with glazed inserts leads to an attractive hallway with tiled flooring. Stairs to first floor with painted spindles and wooden handrail. Traditional style radiator. Generous understairs storage. Part glazed doors to:

Lounge 21' 4" x 11' 7" > 8' 5" (6.50m x 3.53m > 2.57m)

Bright spacious room with open fire with basket on tiled hearth, wooden bressumer above and built in storage adjacent. Open to:

Kitchen/Dining Room 16' 5" x 11' 4" (5.00m x 3.45m)

Superb room across the rear with spacious dining area, traditional style radiator, double doors with side

glazed panels overlooking and leading to the rear garden. Wood effect laminate flooring. The kitchen area has a good range of base and wall cupboards with stone work surface and upstand. Ceramic one and a quarter bowl sink with mixer tap and waste disposal. Stoves electric hob, oven and extractor hood. Integrated dishwasher and fridge/freezer. Attractive island unit with matching stone work surface and further storage below. Window to rear with fitted shutter. Door to:

Utility Room 9' 9" x 5' 8" to rear of cupboards (2.97m x 1.73m)

Storage cupboards with space for two appliances, stone work surface and upstand. Door to:

Larder Cupboard

A most useful storage area with fitted shelves to remain, tiled flooring and automatic lighting.

Cloakroom

Two piece suite with attractive tiling to walls and floor with underfloor heating, Useful recessed storage with glass shelving. Automatic lighting. Door to Utility Room.



First Floor Landing

Access to loft storage and doors to:

Bedroom One *14' 7" x 9' 5" (4.44m x 2.87m)*

Spacious double bedroom. Windows to front with fitted shutters, traditional style radiator, fitted storage with hanging rail and low level storage and automatic lighting.

Bedroom Two *11' 7" x 10' 10" max (3.53m x 3.30m)*

Double bedroom with window to rear and fitted shutter, traditional style radiator. Built in storage with hanging rail.

Bathroom

Close coupled w.c., vanity wash hand basin with mixer tap and drawer storage below. Tiled surround spa style bath with fixed rainwater shower head and separate hand shower attachment, wall mounted controls and glazed shower screen. Tiling to walls and floor and extractor fan. Obscure window to rear.

Externally

The front garden is laid to lawn with parking for two cars adjacent block paved driveway. Hedging and fencing to boundaries.

Rear Garden

Attractively landscaped commencing with a sandstone patio bordered by raised plant beds and step up to lawned area. Rear lighting and twin power points. Shingle patio area's to rear with shed and gated access.









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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			87
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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