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Brocksparkwood Hutton



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Guide Price £500,000 -
£525,000

Located on the popular Thriftwood development in Hutton, this superb four bedroom detached property is now available for the first time in over 40 years. Immaculately clean and tidy throughout and situated within the catchment area of St Martins School (subject to acceptance). The ground floor comprises an entrance hall, spacious lounge, dining room, cloakroom, kitchen and conservatory leading to a utility room. On the first floor, there are four bedrooms, with the potential to create an en-suite to the master bedroom (subject to any necessary building regulations) and a family bathroom. Externally, there is an attractively landscaped south facing garden, garage and driveway providing off-street parking. This property is an ideal purchase for any family and viewing is highly recommended.



Entrance Hall

Spacious and light entrance hall with entrance door and window to side. Wood style flooring, stairs rising to first floor with understairs storage. Doors to;

Cloakroom

Continuation of wood style flooring. Close coupled WC, wash hand basin with mixer tap and storage cupboard below. Fitted storage cupboards, tiled walls, wall

mounted mirror and obscure glazed window.

Kitchen 11' 8" x 8' 9" (3.55m x 2.66m)

Range of wall and base fitted units. Worksurface and one and a quarter bowl sink with mixer tap and waste disposal. Fitted AEG oven, plate warming drawer and De Dietrich steam oven. Five burner gas hob with extractor above, Fisher and Paykel double drawer dishwasher to

remain and integrated microwave. Plinth heater, under cabinet lights, part tiled walls, tiled floor with underfloor heating and window.

Dining Room 12' 2" x 10' 10" (3.71m x 3.30m)

Spacious and light room with wall lights, window overlooking garden, tiled floor with underfloor heating, bi-folding doors to conservatory and open to;

Lounge 15' 0" x 13' 2" (4.56m x 4.02m)

Wall mounted electric heater, french doors leading to the garden with windows either side. Tiled floor and underfloor heating.

Conservatory 12' 9" x 12' 5" (3.88m x 3.78m)

L shaped room with dual aspect windows and door to rear garden. Wall mounted electric heater, tiled floor with underfloor heating and door to;

Utility Room 6' 6" x 6' 5" (1.98m x 1.95m)

Range of wall and base fitted units. Butler sink with mixer tap, plumbing for washing machine, pull out larder cupboard, part tiled walls, tiled floor with underfloor heating and window.

First Floor Landing

Window and doors to;



Bedroom 1 16' 10" max x 10' 10" (5.13m x 3.30m)

Spacious double bedroom with fitted wardrobes and window overlooking the garden.

Bedroom 2 10' 10" x 10' 5" (3.30m x 3.17m)

Double bedroom with stairs leading to loft area which is boarded, carpeted and runs the whole length of the house with two Velux windows . Window overlooking the garden.

Bedroom 3 10' 7" max x 9' 7" max (3.22m x 2.92m)

Storage cupboard and window.

Bedroom 4 9' 7" x 7' 3" (2.92m x 2.21m)

Double bedroom and window.

Bathroom

Bath with shower attachment, close couple WC and pedestal wash hand basin. Tiled walls and obscured window.

Externally

Attractive south facing rear garden with patio area leading to useful side access. Adjacent lawned area with garden shed that benefits from light and power. Heptagon shaped pond with water feature. Range of shrubs and tree. To the front there is a private driveway providing off street parking and access to the garage which has an up and over door with light and power.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		51
(39-54)	E		
(21-38)	F		
(1-20)	G	23	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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