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# Poplar Drive, Hutton Poplars



# Poplar Drive

## Hutton

£950,000

Attractive five bedroom detached residence located in this very popular and highly sought after development. Conveniently positioned for Shenfield mainline station as well as the shopping Broadway and local schools. The extended accommodation offers open plan kitchen/dining/family room, lounge, study, utility and cloakroom. On the first floor the master bedroom enjoys a vaulted ceiling with en-suite shower in addition to another double bedroom with en-suite and there are three further bedrooms and family bathroom. Externally a driveway provides off street parking and leads to the rear garden via a side access. and comprises a patio, lawn and Caribbean style Breeze House. No Onward Chain. EPC. C



### Entrance Hall

Part glazed upvc entrance door, Kardean oak effect flooring and radiator. Doors to;

### Study 7' 5" x 6' 5" (2.26m x 1.95m)

Window to front, Kardean oak effect flooring, radiator and fitted shelving.

### Cloakroom

White suite comprises; close coupled WC and vanity unit with wash hand basin. Kardean oak effect flooring and radiator.

### Open plan kitchen/dining/family room 29' 4" x 20' 8" > 9' 5" (kitchen area) (8.93m x 6.29m)

Range of base and wall mounted units with wood effect laminate work surface with upstand and tiled splashback. Range master cooker, Extractor hood, under-counter fridge and integrated dishwasher. Window to front. Kardean oak effect flooring throughout. Continuation of white base units to dining area, radiators and bi-fold doors to garden. Doors to;

### Utility Room 13' 6" x 7' 7" (4.11m x 2.31m)

Range of white base and wall mounted units with wood effect laminate work surface. Appliances include; American style fridge-freezer, free standing washer and extractor. Kardean oak effect flooring, windows to front and part glazed side door.

### Lounge 17' 8" x 13' 6" > 12.01 (Chimney recess) (5.38m x 4.11m)

Kardean oak effect flooring, radiator, wall mounted shelving units and bi-folds to garden.

### First Floor Landing

Window to side and doors to;

### Master Bedroom 14' 6" x 13' 6" (4.42m x 4.11m) to front of wardrobes.

Two Velux style skylights, windows to rear, carpet, radiators and fitted double wardrobes to either side of entrance to en-suite. Door to;

### En-suite 9' 5" x 6' 5" (2.87m x 1.95m)

Large walk in shower with extra large rain shower head, luxury vanity unit with wash hand basin and tiled splash-back. Window to front, grey slate effect tiled floor and heated towel rail. Door to;

### Separate WC

Close coupled WC and vanity unit with wash hand basin, tiled splash-back and extractor fan.





**Bedroom Two** 11' 10" x 10' 5" (3.60m x 3.17m)

Window to front, carpet and radiator. Door to:

**En-suite**

Corner shower cubicle, close coupled WC, corner vanity unit with wash hand basin, wall mounted mirrored cabinet and tiled splash back. Heated towel rail. Grey slate effect tiled floor, shaver point and window to front.

**Bedroom Three** 11' 4" x 10' 5" (3.45m x 3.17m)

Window to rear, carpet, radiator, built in wardrobe and floating shelves.

**Bedroom Four** 9' 11" x 7' 6" (3.02m x 2.28m)

Window to front, radiator and laminate effect floor.

**Bedroom Five** 8' 5" x 7' 2" (2.56m x 2.18m)

Window to rear, carpet, radiator and built in cupboard.

**Family Bathroom**

White suite comprises; p-shaped bath with panel and overhead shower, vanity units with wash hand basin and concealed cistern. Tiled splash-back. Heated towel rail and extractor. Vinyl flooring and window to side.

**Exterior**

Driveway to front with adjacent lawn and attractive borders. Side gate leads to rear garden with paved patio leading to lawn and shrub borders. Attractive Caribbean style Breeze House with power connected.
















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	80
England, Scotland & Wales		EU Directive 2002/91/EC 

Address:  
Poplar Drive, Hutton

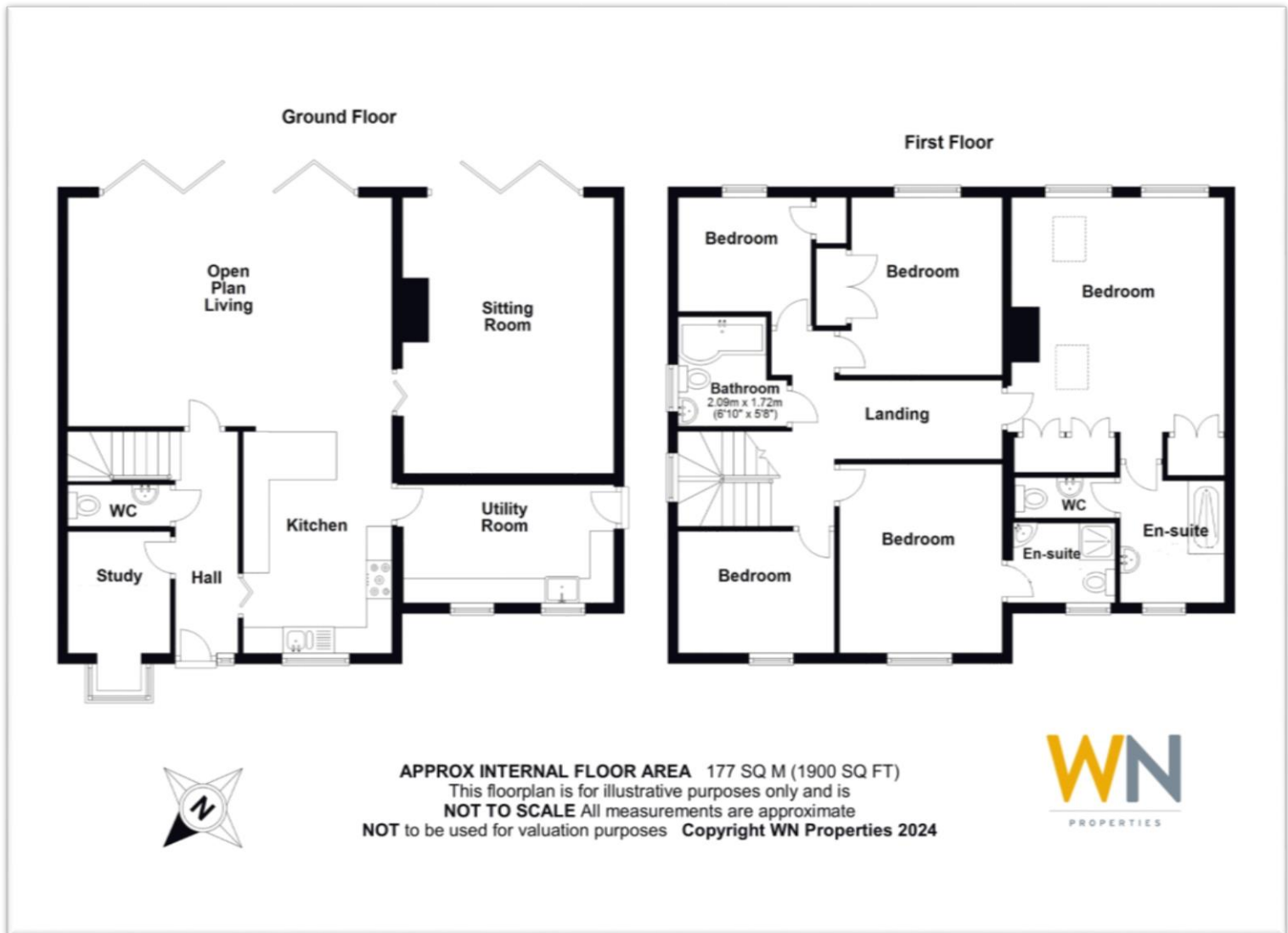
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