



Normanhurst, Hutton



# Normanhurst Hutton

£650,000

A stylish, refurbished four bedroom family residence updated by the current owners and situated within a quiet cul-de-sac 0.6 miles from Shenfield mainline station, local shops and schools being even closer to hand. An attractive oak porch leads to a reception hall that in turn leads to a luxury kitchen/dining room with central island/breakfast bar and fitted dining table. Open plan access leads from here to a lounge area and there is also a utility room and cloakroom. On the first floor there are four bedrooms and a spacious, luxuriously appointed, shower room. The garden has been transformed into an attractive entertainment area with an Astro-Turf style lawn and raised beds with a patio area. Shenfield Broadway offers an array of local shops, bars and restaurants whilst the station provides a fast and frequent rail service to London and includes the Elizabeth Line for the West end and Heathrow airport beyond. EPC C.





### Entrance Hall

Oak entrance door with glazed inserts. Stairs rising to first floor with storage cupboards beneath, grey coloured wood style flooring and access to;

### Kitchen/Diner 24' 2" x 11' 9" (7.36m x 3.58m)

An imposing feature of the property with dark blue fitted base and wall cupboards complimented by granite work surfaces with inset sink and grey coloured wood style flooring continuing from the hallway. Large

centrally located island with breakfast bar and attached dining table. Fitted appliances including, integrated fridge, freezer, dishwasher and range cooker with extractor hood above. Window to rear and bi-fold doors from the dining area overlooking the rear garden. Acoustic cladding to alcoves and open plan access to the lounge area. Door to;

**Utility Room 9' 2" x 7' 8" (2.79m x 2.34m)** into door recess.

Space for washer and drier with adjacent cupboard and work surface over. Wall mounted cupboards. Built in cupboards and grey coloured wood style flooring. Door to;

### Cloakroom

Modern suite with WC. and wall mounted rectangular shaped wash hand basin with tiled splashback.

### Lounge Area 11' 5" x 9' 9" (3.48m x 2.97m)

Window to front and matching wood style flooring.

### First Floor Landing

Panelled style wall, window to front and doors to;

### Bedroom One 12' 3" x 10' 2" (3.73m x 3.10m)

Floor standing wardrobes across one wall to remain. Window to front aspect.

### Bedroom Two 11' 8" x 10' 2" (3.55m x 3.10m)

Window to rear aspect.

### Bedroom Three 12' 4" x 8' 1" (3.76m x 2.46m)

Window to front aspect.

### Bedroom Four 10' 4" x 8' 1" (3.15m x 2.46m)

Window to rear.



### Shower Room

Large walk-in shower with black rainwater shower head, glazed enclosure and ceramic metro tiling, WC. and wash hand basin set in oak cabinet with cupboard, drawers and shelves beneath. Heated towel rail, ceramic tiled floor and window to rear.

### Externally

Block paved driveway by Parkstone providing off-street parking for two vehicles with shrub borders and access to garage/storage area. The rear garden commences with a decked patio area leading to an Astro Turf style lawn with raised shrub borders and fence surround.

### Storage Room

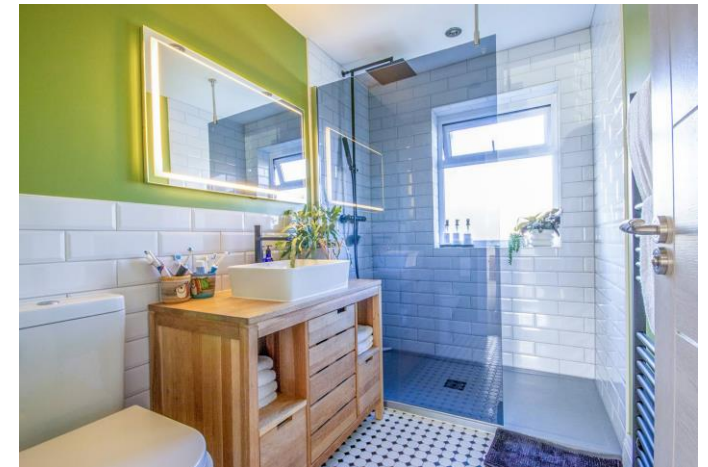
Up and over door. Ideal for bike storage etc. Wall mounted water tap.


















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <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		
England & Wales		EU Directive 2002/91/EC 

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Council Tax Band E

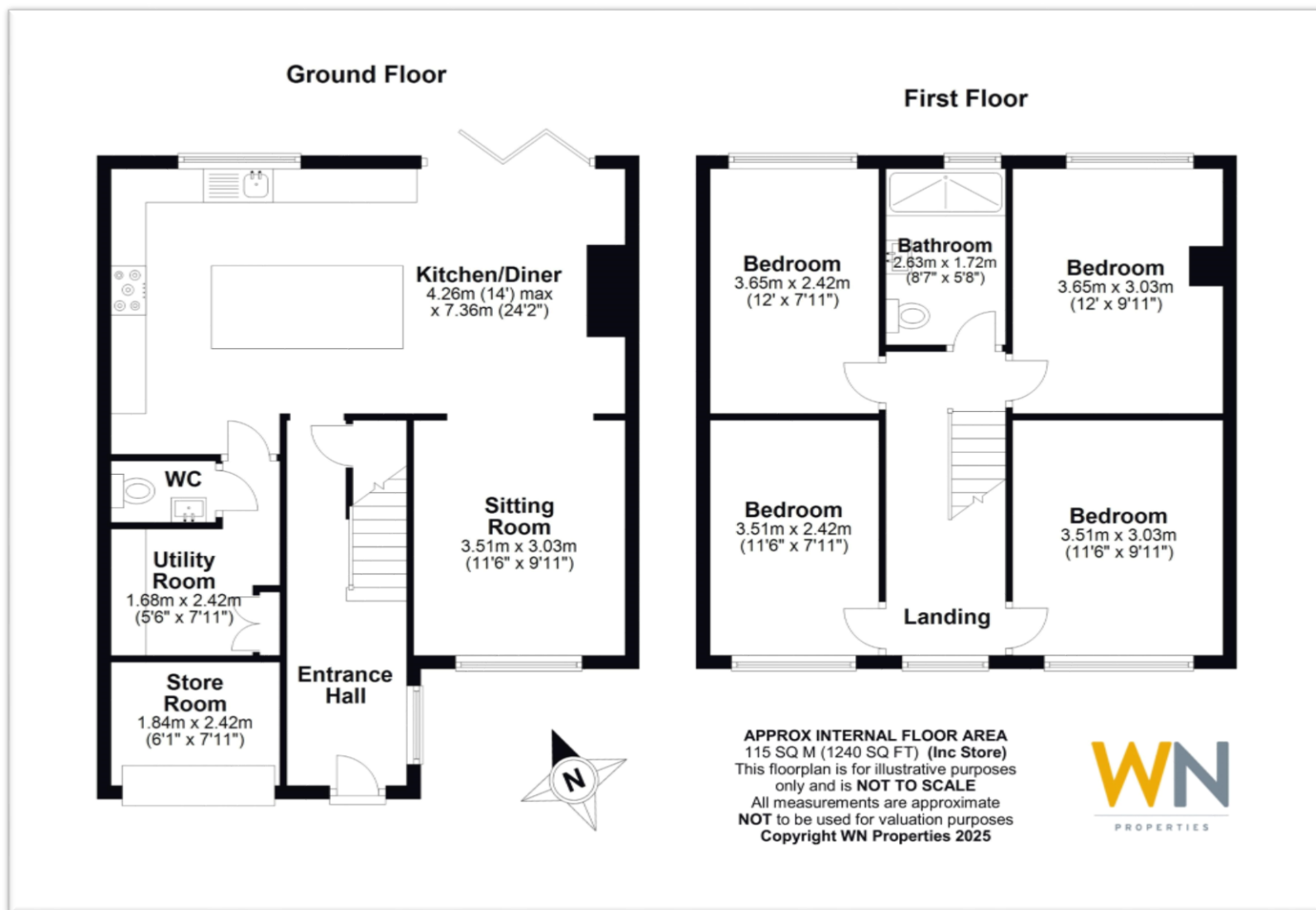
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