



5 The Croft

Hutton, BS24 9SQ

Price £325,000





# PROPERTY DESCRIPTION

An opportunity to purchase an upgraded and improved two bedroom detached bungalow situated in a highly sought after cul-de-sac location siding onto pony paddocks. Offered in excellent order throughout and must be seen to be fully appreciated.

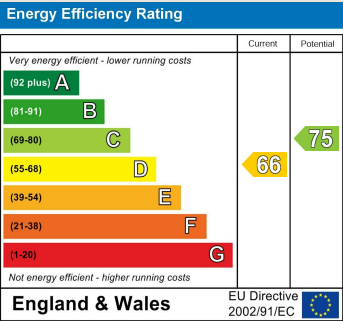
Entrance hall\* lounge/diner\* kitchen/breakfast room\* two bedrooms\* conservatory\* shower room\* upvc double glazed windows\* gas central heating\* garage\* carport\* parking for two/three vehicles\* attractive sunny aspect well maintained gardens to the front and rear.

## Local Authority

North Somerset Council Council Tax Band: D

Tenure: Freehold

EPC Rating: D



# PROPERTY DESCRIPTION

## Accommodation (Measurements are approximate)

Upvc double glazed obscured door to the:

### Entrance Hall

Cloaks cupboard, cupboard housing the gas combination boiler supplying domestic hot water and radiators.

### Lounge/Diner

17'8" x 11'6" (5.39 x 3.53)

Upvc double glazed picture window to the front. Television point.

### Kitchen/Breakfast Room

10'0" x 7'11" (3.07 x 2.43)

Fitted with an attractive range of wall and floor units to incorporate integrated double oven, gas hob and extractor fan. Integrated dishwasher, space for fridge/freezer and separate fridge. One and a half bowl drainer sink unit, breakfast bar, upvc double glazed window to the front.

### Bedroom 1

14'4" x 11'6" (4.37 x 3.52)

Fitted bedroom furniture including wardrobes and chest of drawers. Double glazed sliding patio doors opening to the:

### Conservatory

12'1" x 7'1" (3.70 x 2.17)

Of upvc double glazed construction and two upvc double glazed French doors opening to the rear garden.

### Bedroom 2

8'6" x 8'4" (2.60 x 2.56)

Built in wardrobes and upvc double glazed window to the rear.

### Shower Room

5'8" x 5'5" (1.75 x 1.66)

Comprising corner shower cubicle, close coupled w.c., vanity wash hand basin, part tiled walls and heated towel rail. Upvc double glazed obscured window to the side.

### Outside

To the front of the property is an open plan garden laid principally to lawn with attractive flower borders containing shrubs and bushes.

To the left hand side of the property is a driveway offering off street parking for two/three vehicles which leads to the:

### Carport

12'7" x 7'3" (3.84 x 2.23)

With light and tap.

To the rear of the carport is the:

### Garage

15'7" x 7'3" (4.76 x 2.23)

Two metal opening doors. Wall and floor units, light and power. Plumbing for automatic washing machine an space for fridge. Upvc double glazed

# PROPERTY DESCRIPTION

door to the rear garden.

To the right hand side of the property there is a wooden door which opens to:

## Storage Area

11'11" x 5'5" (3.65 x 1.67)

Of similar construction with wooden door to the rear garden.

## Rear Garden

Enclosed with mature flower borders containing shrubs and bushes. Patio area, garden shed.

The garden enjoys an aspect to the side over pony paddocks and are a particular feature of the property making a full inspection essential.

## Description

This attractive two bedroom detached bungalow is situated in a small cul-de-sac in the ever popular village of Hutton and sides onto pony paddocks.

The property has been upgraded and improved by the present vendors to offer well planned, beautifully appointed living accommodation that briefly comprises entrance hall, good size lounge/diner, kitchen/breakfast room, two bedrooms, one with good size conservatory off and shower room.

The property has a garage, carport, off street parking for two/three vehicles, gas central heating, upvc double glazed windows and well

maintained gardens to the front and rear.

Must be seen to be fully appreciated.

The ever sought after village of Hutton has a local public house, primary school, takeaway and beautiful countryside walks.

## Material Information

Additional information not previously mentioned

- Mains electric, gas and water
- Water not metered
- Gas central heating
- No Flooding in the last 5 years
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)







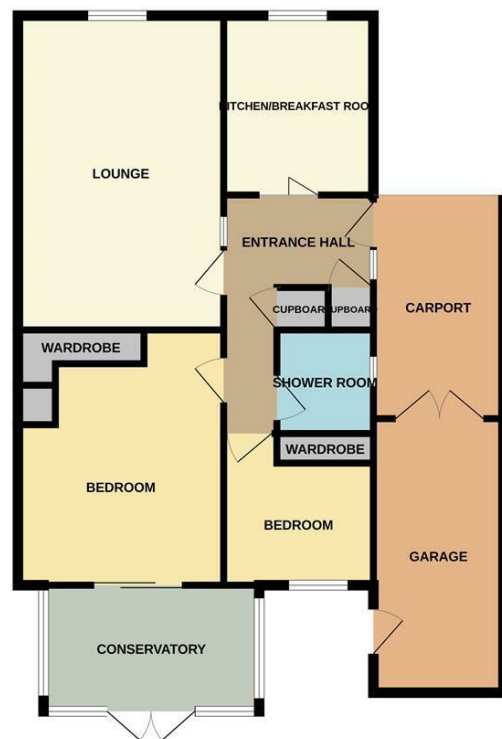




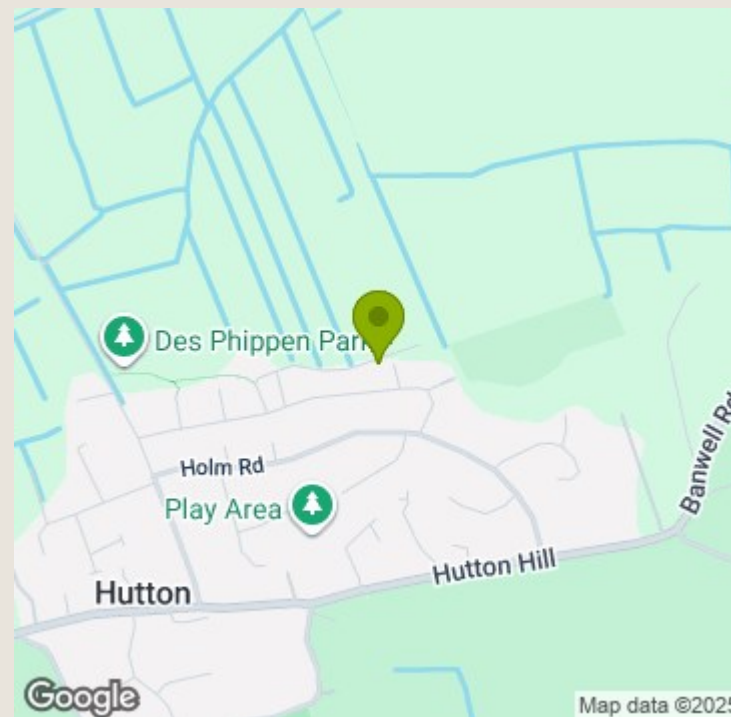




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Hozonplan ©2025



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01278 793700**

[sales@berrymansproperties.net](mailto:sales@berrymansproperties.net)

### IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floor plans - All measurements wall, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Berrymans Estate Agents may make the following referrals and in exchange receive an introduction fee:  
Alletsons up to £180 inc. VAT, Barringtons & Sons up to £145 inc VAT, Holley & Steer up to £250 inc VAT, Simply Conveyancing up to £240 inc. VAT, HD Financial Ltd up to £240 inc VAT, Tamlyns & Sons up to 120 inc VAT

