



**1 Birdbrook Close
Hutton Poplars**

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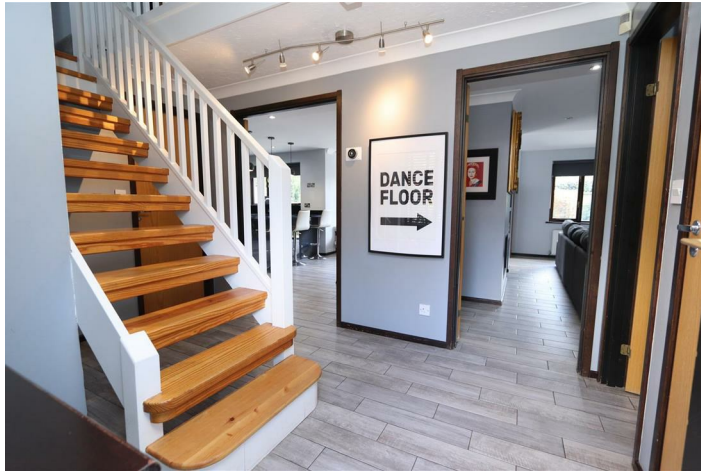
A most appealing contemporary family home to include a magnificent open plan kitchen/dining/family room. This attractive property has a south easterly facing rear garden and is set in one of the most pleasant and desirable parts of Hutton Poplars, within easy reach of Shenfield Mainline Railway Station and Shopping Broadway. Good local schools are just a short walk away.

Offers in excess of £899,500



From beneath a sheltered entrance a step rises to:-

Entrance Hall



A contemporary style wood effect tiled floor runs throughout. Light is drawn from a double glazed window to the front elevation. A painted white spindle balustrade open tread staircase rises to the first floor landing. A door opens to a useful cloaks cupboard with hanging rail and shelving. Coved cornice to ceiling. Door to:-

Cloakroom

A spacious WC fitted with a back to wall WC with concealed cistern and a vanity wash hand basin with cupboards below. Continuation of contemporary style wood effect tiled floor from entrance hall. Radiator. Spotlights to ceiling. Obscure double glazed window to side elevation.

Study 10' max x 6'2 (3.05m max x 1.88m)



A well proportioned study conveniently situated at the front of the property from which a double glazed window overlooks the surrounding front garden. Radiator. Coved cornice to ceiling. Contemporary style wood effect tiled floor.

Sitting Room 18' x 12'5 (5.49m x 3.78m)



A bright and spacious reception room drawing light from a large double glazed window that faces the rear elevation in addition to a double glazed window to the

side. Two radiators. Coved cornice and spotlights to ceiling. Contemporary style wood effect tiled floor. A central focal point is a fireplace with recess shelving to one side of the chimney breast. The sitting room is partially open to the kitchen/dining room.

Kitchen/Dining Room 20'2" x 17'10" > 14'2 (6.15m x 5.44m > 4.32m)



The kitchen/breakfast room has been comprehensively fitted with a fine quality range of contemporary style gloss units that comprise base cupboards, drawers and matching wall cabinets along two walls. A contrasting granite worktop incorporates a porcelain butler style sink with mixer tap and ribbed granite drainer. Integrated appliances to remain include a Neue five ring gas hob with stainless steel extractor unit fitted above and a Neue gas fired oven with Zanussi integrated microwave oven. Tall refrigerator and tall freezer. Integrated wine-cooler. A long granite worktop has been fitted with an overhang to provide a breakfast bar capable of seating three people with ease with integrated power socket. Contemporary style wood effect tiled floor. Radiator. Double glazed windows are fitted to the rear and side elevations and a pair of double glazed French doors open to the rear garden sun terrace.

Two radiators. Spotlights and coved cornice to ceiling.

Utility Room 7'5 x 6'9 (2.26m x 2.06m)



A well appointed utility room fitted with contemporary style gloss units that include a base cupboard, wall mounted cabinets and a dark marble effect roll edge worktop that incorporates a stainless steel sink unit with mixer tap. Brick effect tiled splashbacks. Space and plumbing below for domestic appliances. A cupboard conceals the Potterton wall mounted gas fired boiler. Contemporary style wood effect tiled floor. Spotlights to ceiling. Double glazed window to front elevation. A double glazed door leads outside.

First Floor Galleried Landing

The first floor galleried landing draws light from a double glazed window fitted to the front elevation. Coved cornice to ceiling. Access to loft storage space. Door to deep cupboard that incorporates an insulated hot water cylinder with slatted shelving fitted above. Door opens to additional useful cupboard fitted with hanging rail and shelving.

Bedroom One 13'4 x 10'7 (4.06m x 3.23m)



Double glazed window to rear elevation overlooking the attractive well tended garden below. Radiator. Coved cornice to ceiling. Door to:-

En-suite Shower Room

Comprises a tiled shower enclosure with wall mounted controls. Vanity wash hand basin with cupboards below. Close coupled WC. Tiling to floor and to full ceiling height with decorative border. Heated towel rail. Spotlights to ceiling. Obscure double glazed window to side elevation.

Bedroom Two/Three 17'7" x 12'4" > 9'1 (5.36m x 3.76m > 2.77m)



This property was originally constructed as a four bedroom house, though bedrooms two and three have been incorporated to provide a spacious bedroom suite. This open plan arrangement of

accommodation enables a dual elevation bedroom with double glazed windows fitted to both the front and rear elevations, each with a radiator below. Spotlights to ceiling.

Bedroom Four 10'9 x 7'10 (3.28m x 2.39m)



An attractive single bedroom situated at the rear of the property from which a wide double glazed window provides elevated central views of the well tended garden to the rear. Radiator.

Family Bathroom

Comprises of a tiled enclosed bath with mixer tap and wall mounted shower attachments. Close coupled WC. Vanity wash hand basin with cupboards below. Tiling to floor and to full ceiling height with decorative border. Heated towel rail. Spotlights to ceiling. Double glazed skylight window.

Rear Garden



rafters. The garage also accommodates the meters and fuse box and a door with an obscure glazed window to the side leads to the rear garden.

The rear garden is a particularly attractive feature. It has a south easterly elevation elevation, so is in sunshine throughout virtually the entire day. The garden has maximum dimensions of 59' X 21'. Running across the rear of the property is a paved terrace which extends to the side of the property, leading to the front. The remainder of the garden has been laid to lawn interspersed with a varied and interesting assortment of mature shrubs, plants and trees that serve to provide privacy and an attractive garden environment. Access from the rear garden to the garage. Outside light and tap.

Front Garden

The front garden has been planted with a mature array of shrubbery that provides colour and interest. The remainder of the front garden has been laid to lawn and a pathway leads to the front door. The property benefits from a spacious driveway that leads to the double garage.

Double Garage

Internal dimensions of 18'8 x 18'7. This double garage has been fitted with power and light and is accessed through twin up and over doors. Useful storage in





APPROX INTERNAL FLOOR AREA
169 SQ M 1823 SQ FT
INCLUDING GARAGE

This plan is for layout guidance only and is
NOT TO SCALE
Whilst every care is taken in the preparation
of this plan, please check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.
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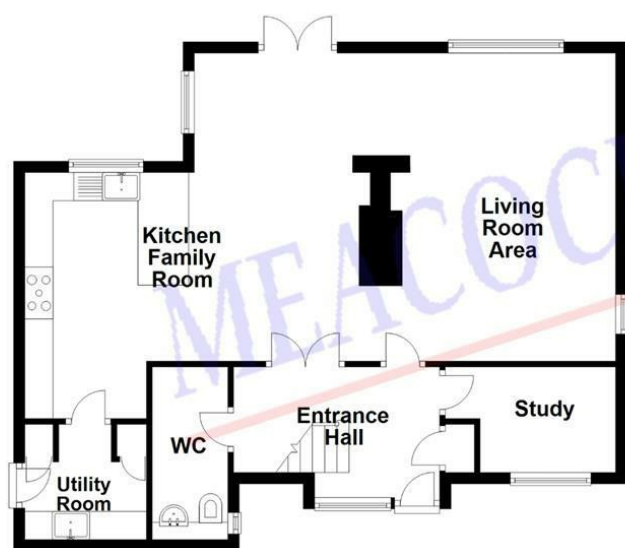


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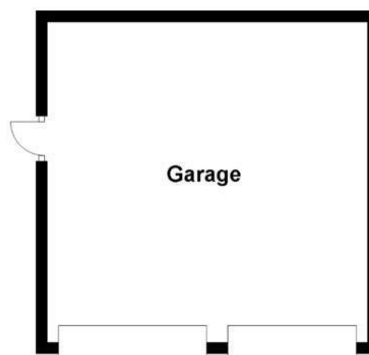
First Floor



Ground Floor



Outbuilding



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		