



14 Newmans Drive  
Hutton  
Price guide £900,000

MEACOCK & JONES



## **14 Newmans Drive, Hutton, , CM13 2PZ**

An attractive opportunity to acquire a very large, extended three bedroom detached bungalow comprising 1,398 square feet of bright and spacious accommodation, situated in one of the most favoured locations of the Hutton Burses area. Offered to the market with no onward chain, this property has the benefit of an extensive 0.221 acre plot, with a rear garden that measures approximately 120' x 50'.

From beneath a sheltered entrance, an obscure double glazed door opens to a generously proportioned entrance hall. The lounge is very large, with a depth of 24'5 and French doors that open to and offer views of the well screened garden to the rear. The kitchen is also situated at the rear of the property and has been fitted with a range of units that comprise base cupboards, drawers and matching wall cabinets along all four walls. A long marble effect roll edge worktop incorporates a one and a quarter bowl stainless steel sink unit with mixer tap and tiled splashbacks. An obscure glazed door leads outside and a wide window overlooks the very mature and sizeable rear garden.


The three bedrooms are all a very good size and sufficiently large to accommodate a double bed, if required. The bathroom has been fitted with a suite that comprises a panel enclosed bath, tiled shower enclosure, pedestal wash hand basin, WC and bidet. Rather conveniently, there is a separate WC situated adjacent. The integral garage is suitable for the storage of a medium size vehicle and this leads to the utility room, that opens to the rear garden.


Externally, as previously mentioned, the bungalow is situated on a substantial plot of 0.221 acre. The rear garden has a maximum depth of 120' and a width of approximately 50'. Across the rear of the bungalow is a brick paviour terrace, retained by a low level brick wall. Steps descend to a very large lawn, that is bordered along all three boundaries

by a mature array of shrubs, plants and trees that all serve to provide a maximum degree of privacy and seclusion. A garden shed provides useful storage.

The bungalow is set some 40' back from the quiet road and accessed by a driveway that provides spacious off street parking and leads to the garage. The remainder of the front garden is laid to lawn, retained from the road by a low level wall. The property occupies a broad plot with a road frontage of approximately 46'. There is external access to the rear garden through a wrought iron gate to the side of the bungalow.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
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