

## Property Particulars

### Liverpool Road, Hutton.



- **Executive Detached Family Home**
- **Four Double Bedrooms**
- **Useful Loft Room / Art Studio**
- **Family Bathroom, Separate Shower Room & Downstairs Cloaks**
- **Excellent Setting & Location**
- **Four Receptions Rooms**
- **Spacious Breakfast Kitchen**
- **Great Size Detached Quadruple Garage - Possible Future Annexe**

**£600,000**

A most prestigious family home set well within its own generous grounds, in the most sought after village location of Hutton. Being approached by large double gates to a driveway approaching the large quadruple detached garage, to the rear. There are four double bedrooms and studio/art room in the loft. Four reception rooms all of which offer fabulous ground floor space, further enhanced by a most impressive entrance hall and a fabulous wide, turning back staircase, rising to the first floor. There is a generous well equipped breakfast kitchen, well positioned adjacent to the garden room and the formal dining room. There is a first floor bathroom, further shower room and a downstairs cloaks WC. The grounds are stunning, sunny, private and well designed with privacy and tranquility in mind. Close to outstanding local schools, services and local amenities. Viewing is essential to fully appreciate this amazing property, and we are offering this property with No Chain Delay

**Entrance Sun Lounge - 13' 0" x 7' 10" (3.96m x 2.39m)**

Creating a great place to sit in the lovely sunshine as the property is set well back with the frontage of the garden.



**Entrance Vestibule - 7' 0" x 5' 8" (2.13m x 1.73m)**

with clever accessing to the main hall and useful area for cloaks and shoe storage.

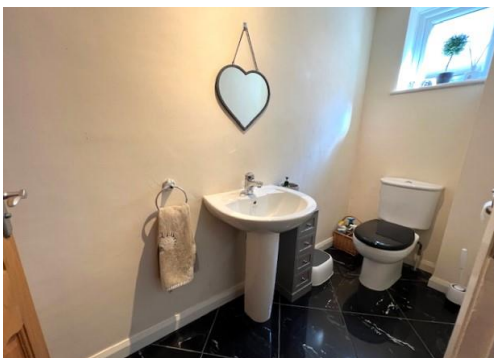
**Entrance Hall - 20' 10" x 12' 8" (6.35m x 3.86m) depth of staircase**

An amazing size with a stunning turning back wide staircase to the first floor, a real wow factor of this beautiful home with under stairs storage and doors off to the many reception rooms.



**Cloakroom -**

With a two piece Jacuzzi suite comprising low suite W.C. and wash hand basin.



**Front Lounge - 20' 0" x 13' 0" (6.09m x 3.96m)**

A great size formal lounge with quality laminate flooring, wooden mantel feature, wall lights, T.V. point and uPVC double glazed window to the front.



**Dining Room - 13' 0" x 13' 10" (3.96m x 4.21m)**

This and the adjacent garden room are placed directly next to the Breakfast Kitchen creating easy access when entertaining larger numbers of friends and family, uPVC double glazed window to the side, ceiling light, glazed double doors to the garden room.

**Garden Room - 18' 0" x 11' 10" (5.48m x 3.60m)**

A tranquil lounge with uPVC double glazed patio doors overlooking and accessing the sunny and private rear garden, electric fire set against wall with uPVC double glazed windows either side, ceiling light, wall lights, radiator and door to kitchen.



**Kitchen/Breakfast Room - 16' 6" x 13' 10" (5.03m x 4.21m)**

A well designed and equipped breakfast kitchen with an extensive selection of wall, drawer and base units with contrasting working surfaces, integrated electric hob, extractor and electric oven, American style fridge freezer, integrated dishwasher, plumbed for washer, sink unit, breakfast bar "L" shaped peninsula, uPVC double glazed window to rear and door to side accessing rear.





**Study - 8' 9" x 7' 0" (2.66m x 2.13m)**

with uPVC double glazed windows to the side and front, radiator and ceiling light.



**First Floor Landing -**

Being approached by an outstanding staircase rising to the landing area with window to the side and doors off.

**Bedroom One - 17' 7" x 13' 1" (5.36m x 3.98m)**

with uPVC double glazed window to the the front, built in store cupboard, radiator and ceiling light.



**Bedroom Two - 14' 5" x 12' 4" (4.39m x 3.76m)**

Another fabulous size double with a uPVC double glazed window to the rear, ceiling light and radiator.

**Bedroom Three - 14' 1" x 13' 2" (4.29m x 4.01m)**

with a uPVC double glazed window overlooking the sunny rear garden and having a great range of fitted bedroom furniture comprising of a generous vanity area with mirror and drawer and stylish pilaster and pelmet detail, this stylish effect features on the fitted wardrobes too and there are top boxes and matching bedside tables.



**Bedroom Four - 12' 8" x 8' 5" (3.86m x 2.56m)**

Currently used as a spacious home office with a uPVC double glazed window to the front, laminate flooring, ceiling light and radiator.

**Loft Room - 16' 8" x 14' 9" (5.08m x 4.49m)**

Being approached via a wooden stepped staircase from the landing, the loft room offers further space for a craft room with work space.



**Family Bathroom -**

with a four piece suite comprising low suite W.C. Jacuzzi spa bath, bidet and separate shower and uPVC double glazed window to the side.



**Shower Room -**

Providing a luxury powder room feel with fitted vanity area, illuminated mirror, low suite W.C. wash hand basin and shower compartment with glazed door and tiled elevations.

**Outside -**

To the front the gardens provide a very generous frontage to this wonderful home being enclosed by hedges and double gated which access the generous driveway, this leads to the rear of the property where there is further hard standing and a quadrant detached garage.

**Rear Garden -**

What is so exceptional about this spacious, bright and stylish family home is the grounds, to the rear the garden extends far beyond the large quadrant detached garage and mature lawn area, patio, mature hedges and flowerbed areas. The rear is sunny and private.





**Detached Quadrant Garage - 43' 10" x 18' 5" (13.35m x 5.61m)**

A rarity in any property, the large detached garage has an up and over door to a double garage frontage yet offers the same space again to the rear of the building. Not everyone needs a garage this large however our current client has a home gymnasium and has used this space as additional home office and games room. The options are endless but what an opportunity for a potential annex. . The first part of garage measures 24.0 x 18'5 there's a brick block wall and glazed double doors to the second part. The second part measures 19'10 x 18'8



**Disclaimer –**

The information displayed about this property within these particular are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

**Viewing –** Strictly by prior arrangement with Marie Holmes Estates.

**Your Own Property –** If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

**Opening Hours**

**Monday Friday 9.00am until 5.30pm Saturday 9.00am until 4.00pm**