

Property Particulars

Liverpool Road, Hutton.



- **Detached Bungalow Being Arranged Over Two Floors**
 - **Ground Floor & Lower Ground Floor Living**
 - **Lower Split Level With Two Bedrooms & Bathroom**
 - **Excellent Location**
 - **Most Versatile Property**
 - **Open Plan Lounge, Dining Room & Kitchen**
 - **Beautiful Setting**
 - **Four Bedrooms**
- Offers in the Region Of £450,000**

A great opportunity to purchase a unique property in the sought after location of Hutton Village. This bespoke home was built in 2010 and offers great versatility. The building is arranged over two floors, although presents as a single storey dwelling. Being set in a tranquil well established garden and being accessed by it's own private driveway. There is a spacious open plan lounge, dining room and kitchen at ground floor level with split level inner hall providing access to two bedrooms, bathroom and en suite. The lower ground floor has a large reception room, currently utilised as a games room and from here there are two further double bedrooms and shower room. The whole property has been cleverly designed to be energy efficient and has a mechanical heat recovery ventilation system throughout as well as ground water harvesting from a 5000 litre tank which provides water supply for the W.C.'s and external garden hose via pressure controlled pump. The stunning garden is very well established and is south facing with a raised decked sitting area, lawn gardens and having established fruit and soft fruit trees. There is lots of driveway parking. Close to great local services and amenities as well as outstanding local schools and bus routes. Viewing is essential to fully appreciate this most individual building and the life style that it offers.

Entrance Porch -

With uPVC double glazed door to front, further glazed panels and vaulted ceiling, ceiling light and door to Inner Hall

Inner hall -

Being at ground floor level with feature radiator, two storage cupboards, stairs to split level ground floor and access to the Master Bedroom Suite, doors off to bedroom two and shower room, door to Lounge/Diner.

Lounge/Diner - 21' 2" x 14' 7" (6.45m x 4.44m)

A fabulous room with vaulted ceiling, wall and ceiling light, skirting board radiators, two uPVC double glazed picture windows, Karndean flooring, dining area having hard wood, bi-folding doors opening onto decked balcony area and open plan to kitchen.



Kitchen - 11' 4" x 8' 5" (3.45m x 2.56m)

With a range of wall, drawer and base units with granite working surfaces, a great selection of integrated appliances comprising 5 ring Neff gas hob with stainless steel splashback and canopied extractor hood, Neff double electric oven, Neff dishwasher and Hotpoint fridge freezer, sink unit and drainer and uPVC double glazed window to the rear.



Bedroom One - 18' 0" (into wardrobe) x 13' 7" (5.48m x 4.14m)

With uPVC double glazed window, a selection of fitted wardrobes, ceiling light, wall lights and radiator, door to ensuite.



En Suite -

With a four piece suite comprising panelled spa bath with shower over, bidet, wash hand basin on a vanity unit and concealed cistern W.C. Karndean flooring and heated towel rail.

Bedroom Two - 12' 8" x 10' 8" (3.86m x 3.25m)

Another double with uPVC double glazed window, skirting radiator and ceiling light.



Shower Room -

With a three piece suite comprising wet area with screening and mains shower, low suite W.C. and wash hand basin on a vanity unit, tiled flooring and elevations, Velux window.

Lower Ground Floor -

A great space with a central reception room and the remaining bedrooms accessed from here.

Reception Room -

With uPVC double glazed windows, LED ceiling lights, water cylinder cupboard, pantry store room, useful utility area and doors off.



Bedroom Three - 13' 4" x 13' 2" (4.06m x 4.01m)

A very spacious double bedroom with built in wardrobes, uPVC double glazed window, radiator ceiling light and wall lights.



Bedroom Four - 11' 7" x 9' 1" (3.53m x 2.77m)

With uPVC double glazed window, radiator and ceiling light.

Shower Room

With a three piece suite comprising shower area, low suite W.C. and wash hand basin.

Outside -

Accessed by the properties own private driveway from Liverpool Road.

Driveway Parking & Carport -

With plenty of driveway parking on approach to the useful carport.

Rear Gardens -

Stunning South facing gardens being a real sun trap with well established flower bed borders, plants, shrubs, fruit and soft fruit trees including apples, damsons, cherry, strawberry, blackberry, redcurrants and blueberries.



Unique Features -

Rain Water Harvesting -

Rain Water Harvesting - Underground 5000 litre tank feeds separate system to flush WC's and external hose through pressure controlled pump.

Mechanical Heat Recovery Ventilation System -

Moist air extraction from all wet rooms, kitchen and airing cupboard and heat exchanged to fresh supply of air to all living areas.

Heated Warbrobes -

Wardrobes in bedroom one are internally aired and heated by central heating pipes.

Split Heating & Hot Water System -

All radiators are on the central heating circuit and towel rails are on hot water circuit, meaning they are separately timed so towel rails can be used in summer. New Baxi heating boiler installed 2024 and has a 10 year warranty.

NHBC -

The property was built under supervision of NHBC solo registration scheme and qualified for 10 Year NHBC Warranty from 2010.

Climbing Wall -

Our client designed and installed this most unique feature in the lounge room it is a plywood climbing wall built into the structure 3.2m wide x 3.5 m high with over 100 10mm threaded anchors on 300mm grid and assorted holdings and fittings.

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