

Property Particulars

Liverpool Road, Hutton.



- **Immaculate Detached Family Home**
- **Excellent Location**
- **Two Spacious Reception Rooms**
- **Neville Johnson Bespoke Maple & Glass Staircase - in Exceptional Entrance Hall**
- **Exceptionally Well Presented Throughout**
- **Four Double Bedrooms**
- **Stunning Kitchen With Neff Appliances**
- **Beautifully Designed Bedrooms**

£525,000

A exceptional family home in the most sought after and desirable location of Hutton Village.

This immaculate detached house has the highest quality fittings, whether that is the most impressive entrance hall with a Neville Johnson solid maple and glazed staircase and balustrade, the breathtaking Carl Josef fitted bedroom furniture or the stylish fitted kitchen with an extensive selection of Neff integrated appliances, contemporary family shower room, en suite and downstairs cloaks. There is a useful utility room, and a great integral double garage. The property sits well back within it's frontage and has pressed concrete driveway and turning point as well as a great lawn garden. There are four double bedrooms, and a spacious lounge and dining room. To the rear is a lovely enclosed rear garden overlooking fields beyond creating a real oasis. There is gas central heating and double glazing. Close to great local services and amenities, catchment for outstanding schools and local bus routes. To fully appreciate the size setting, presentation and quality fixtures and fitting this property has to offer viewing is an absolute must and strictly by appointment with Marie Holmes Estates.

Entrance Hall - 18' 6" x 10' 5" (5.64m x 3.17m)

A fabulous size creating a great first impression with a stunning solid maple and glass staircase designed and installed by renowned company Neville Johnson, ceiling light and double glazed composite door to the front, wooden flooring.



Downstairs Cloaks WC -

With a two piece suite comprising low suits W.C. and wash hand basin, opaque double glazed window to the front.



Lounge - 14' 0" x 17' 10" (4.26m x 5.43m)

A lovely room with a double glazed window to the front, stylish log effect living flame electric fire, ceiling light, radiator, glazed double doors to dining room.



Dining Room - 13' 11" x 10' 6" (4.25m x 3.2m)

With uPVC double glazed patio doors to the rear overlooking and accessing the rear garden, ceiling light and radiator.



Kitchen - 17' 11" x 10' 4" (5.46m x 3.14m)

An exceptional kitchen with an extensive range of Neff appliances comprising combination microwave with warming drawers, electric oven, induction hob and extractor hood, integrated dishwasher, fridge freezer and additional useful fridge. Larder cupboard, great lighting and two double glazed windows to the rear.



Utility room - 11' 10" x 7' 5" (3.6m x 2.27m)

A spacious and useful room with space for white goods, plumbed for washer, cupboard housing the central heating boiler, radiator, door and window to rear, door to garage.

First Floor Landing -

A lovely space with a glazed gallery landing, ceiling light and doors off.



Bedroom One - 11' 11" x 11' 10" (3.62m x 3.61m)

A bright spacious master bedroom with a range of fitted bedroom furniture comprising built in wardrobes with matching bed sides, headboard and fitted drawers, radiator, wooden flooring, double glazed window to the front and door to en-suite.



En Suite -

With a four piece suite comprising glazed shower enclosure with mains shower, concealed cistern W.C. wash hand basin set on a vanity unity and bidet, tiled flooring and half tiled elevations extending to full in the shower, heated towel rail, illuminated mirror, spot lights and opaque double glazed window to the side.

Bedroom Two - 13' 11" x 9' 10" (4.25m x 3m)

An exceptional double bedroom decadently styled and fitted by the premier bedroom designer Carl Josef with an extensive range of top quality bespoke bedroom furniture comprising fitted wardrobes with half hanging rails and drawers, full hanging and shoe drawers, top shelved areas and a further concealed shelf area, bedside tables, gorgeous back illuminated custom headboard with matching dressing table, drawers and a backlit media wall. There is also a full length formal vanity mirror, spot lighting and double glazed window to the rear with remote control black out blind.



Bedroom Three - 11' 10" x 8' 11" (3.61m x 2.73m)

With a double glazed window to the rear, radiator and ceiling light.



Bedroom Four - 12' 1" into wardrobes x 9' 10" (3.69m x 3m)

With a double glazed window to the front, built in double wardrobes, radiator and ceiling light.

Shower Room - 9' 3" x 0' 4" (2.82m x .11m)

With a three piece suite comprising shower wet area with glazed screening and mains Aqualisa shower with two showerheads, one fixed and a second adjustable, wash hand basin set on a vanity unit with illuminated vanity mirror and low suite W.C. tiled elevations, tiled flooring, heated towel rail. spot lights and opaque double glazed window.



Outside -

To the front of the property there is a pressed concrete driveway with turning point on approach to an integral garage, lawn garden to the remaining frontage with well stocked flowerbed borders and hedges enclosing. There is access to each side of the property where there are further well kept flowerbed borders and secure gated access.

Rear Garden -

A real oasis with a well designed rear garden with a lovely sun terrace with summer house, central lawn garden and well stocked flowerbed borders, open fields beyond.



Double Integral Garage - 17' 0" x 15' 0" (5.19m x 4.57m)

With an electric up and over door, power and light.

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