

oakheart



£475,000

Asking Price

Newlands Close, Hutton, Brentwood

Nestled at the end of a sought-after cul-de-sac, this charming three-bedroom semi-detached home offers the perfect blend of comfort, convenience, and contemporary living—ideal for families and professionals alike.

As you enter through the porch and into the inviting hallway, you are immediately welcomed by a warm and homely atmosphere. The ground floor boasts a spacious through lounge/diner, a perfect setting for entertaining or relaxing, filled with natural light streaming through the large front-facing windows and rear double sliding doors. These open into a conservatory that further enhances the feeling of space and connects seamlessly to the rear garden.

The kitchen is generously sized and well-equipped, featuring ample storage across both base and wall units, along with extensive worktop space for all your culinary needs. A large rear window frames views of the garden, while a convenient rear door provides direct access to your private outdoor space.

Upstairs, the bright and airy landing leads to a well-sized loft and three generously proportioned bedrooms. Each bedroom benefits from excellent natural light through large windows, with built-in wardrobes in bedrooms one and three. A stylish, fully tiled family shower room completes the first floor, serving all rooms with modern convenience.

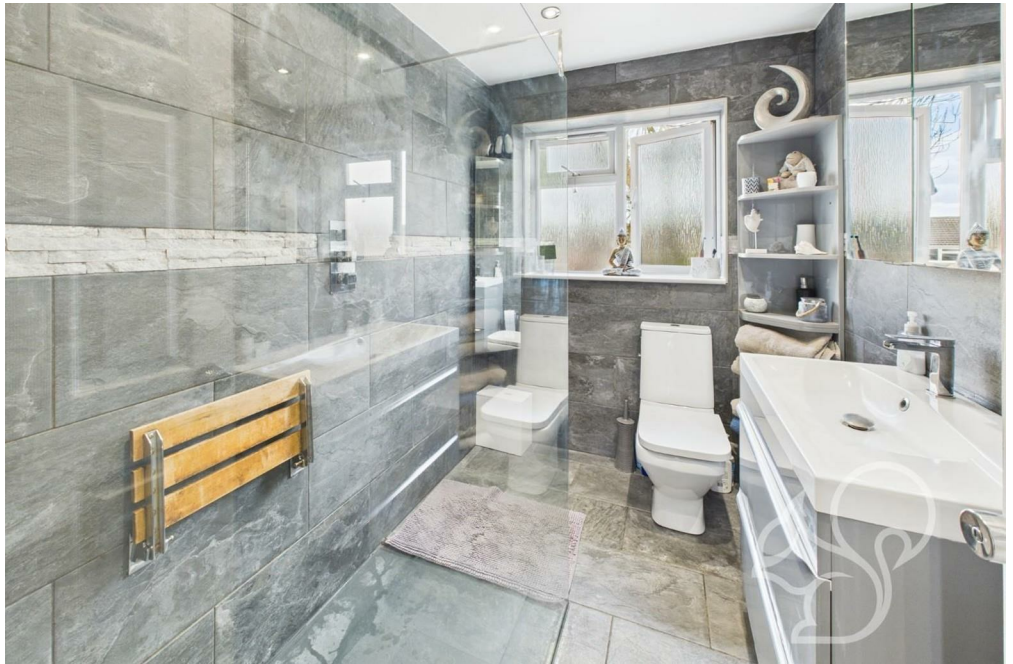
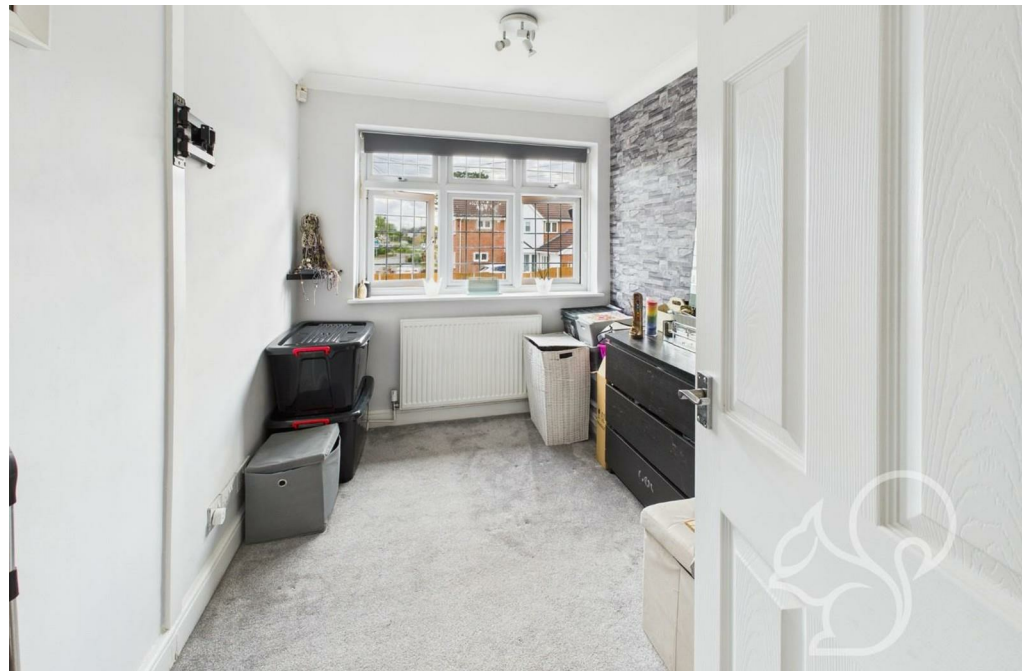
The rear garden is predominantly laid to lawn and featuring a raised patio area

that runs along the conservatory, creating a perfect space for summer dining or relaxation. A path leads to a detached, fully powered summerhouse, offering flexibility as a home office, creative studio, or peaceful escape.

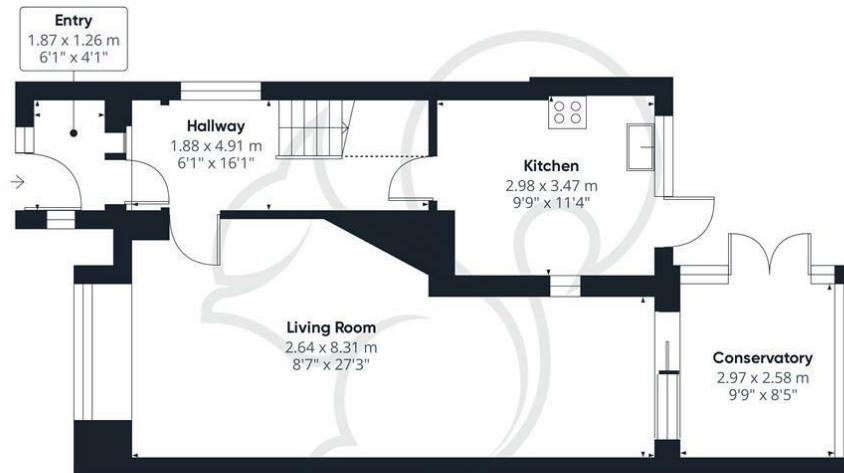
To the side of the home, a shared entrance provides convenient access to the rear garden. At the front, the property offers a neatly maintained lawn, mature flowerbeds, with off-road and on-road parking available.



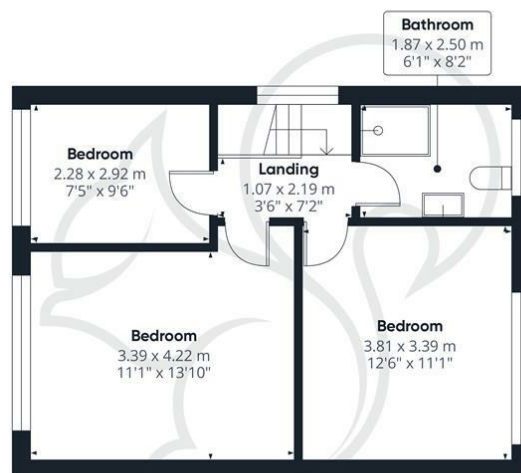








Ground Floor



Floor 1

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Approximate total area[®]

100.55 m²
1082.32 ft²

Reduced headroom

1.34 m²
14.38 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Local Authority:
Brentwood

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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