



**Nuthatch Drive, Newhall**

**Asking Price £600,000**



**MILLERS**  
ESTATE AGENTS



**\* DETACHED HOUSE \* CONTEMPORARY HOME \*  
STUNNING OPEN PLAN KITCHEN & LIVING AREA \*  
MASTER BEDROOM WITH ENSUITE \* DRIVEWAY FOR  
PARKING \***

Nestled in the desirable Newhall estate on Nuthatch Drive, this stunning contemporary detached home offers an impressive 1,707 square feet of living space, perfect for families seeking both comfort and style. The property has been thoughtfully extended to create a wonderful open-plan living environment, ideal for modern lifestyles.

Upon entering, you are greeted by a welcoming hallway that leads to a convenient ground floor cloakroom. The immaculate lounge features built-in cupboards and display shelving, complemented by a charming feature fireplace, creating a warm and inviting atmosphere. The heart of the home is undoubtedly the remarkable fitted kitchen, which boasts a central island and breakfast bar, seamlessly flowing into a bright and airy dining and TV room. This space is enhanced by a glazed roof and large windows that overlook the picturesque garden, allowing natural light to flood in.

The converted garage has been transformed into a versatile games room, providing additional space for leisure and entertainment. Upstairs, the master bedroom is a true retreat, complete with fitted wardrobes and doors that open onto a beautiful balcony, along with a modern En-suite shower room. Three further well-proportioned bedrooms and a contemporary family bathroom complete the upper level.

Externally, the property features a driveway for off-street parking and a delightful rear garden. The garden offers a patio area immediately at the rear, a lawn bordered by shrubs and hedges, and a further patio with a covered canopy, perfect for outdoor gatherings.

This home is in immaculate decorative order throughout, with numerous upgrades, including elegant plantation shutters. Its prime location provides access to excellent schools, convenient transport links, and ample green spaces, making it an ideal choice for families.







## GROUND FLOOR

### Cloakroom

6'7" x 2'10" (2.01m x 0.86m)

### Living Room

17'7" x 11'8" (5.36m x 3.56m)

### Kitchen/Breakfast Room

15'6" x 19'10" (4.72m x 6.05m)

### Dining Room

12'11" x 15'4" (3.94m x 4.67m)

### Games Room

22'2" x 9'9" (6.75m x 2.97m)

## FIRST FLOOR

### Bedroom One

16'0" x 11'2" (4.87m x 3.41m)

### En-suite Shower Room

5' x 7'3" (1.52m x 2.21m)

### Balcony

3'6" x 19'10" (1.07m x 6.04m)

### Bedroom Two

7'8" x 10'7" (2.34m x 3.22m)

### Bedroom Three

11'2" x 8'5" (3.41m x 2.56m)

### Bedroom Four

7'8" x 8'11" (2.34m x 2.72m)

### Bathroom

5'6" x 6'10" (1.68m x 2.08m)

## EXTERNAL AREA

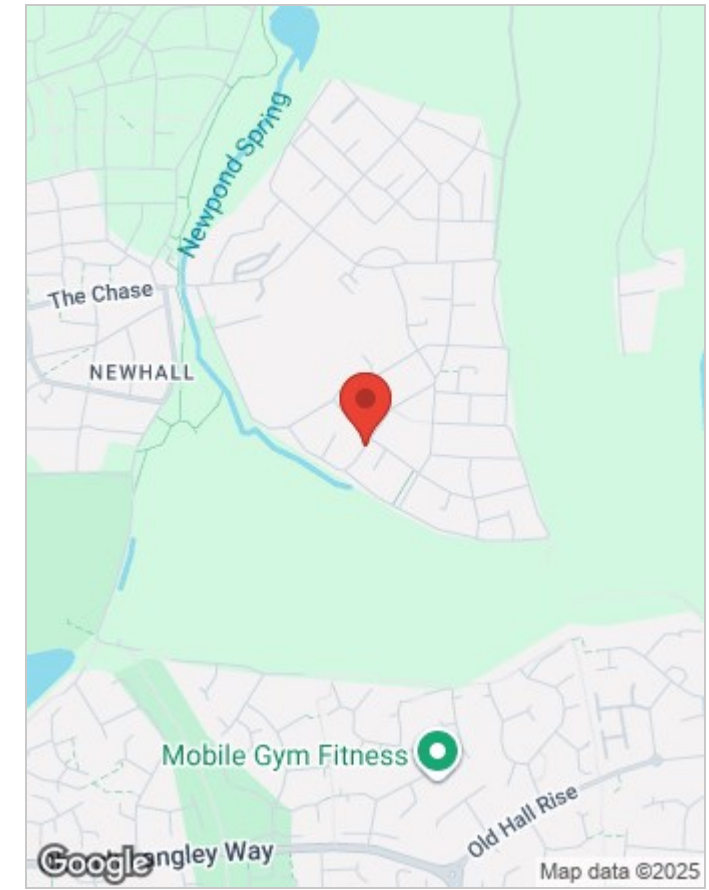
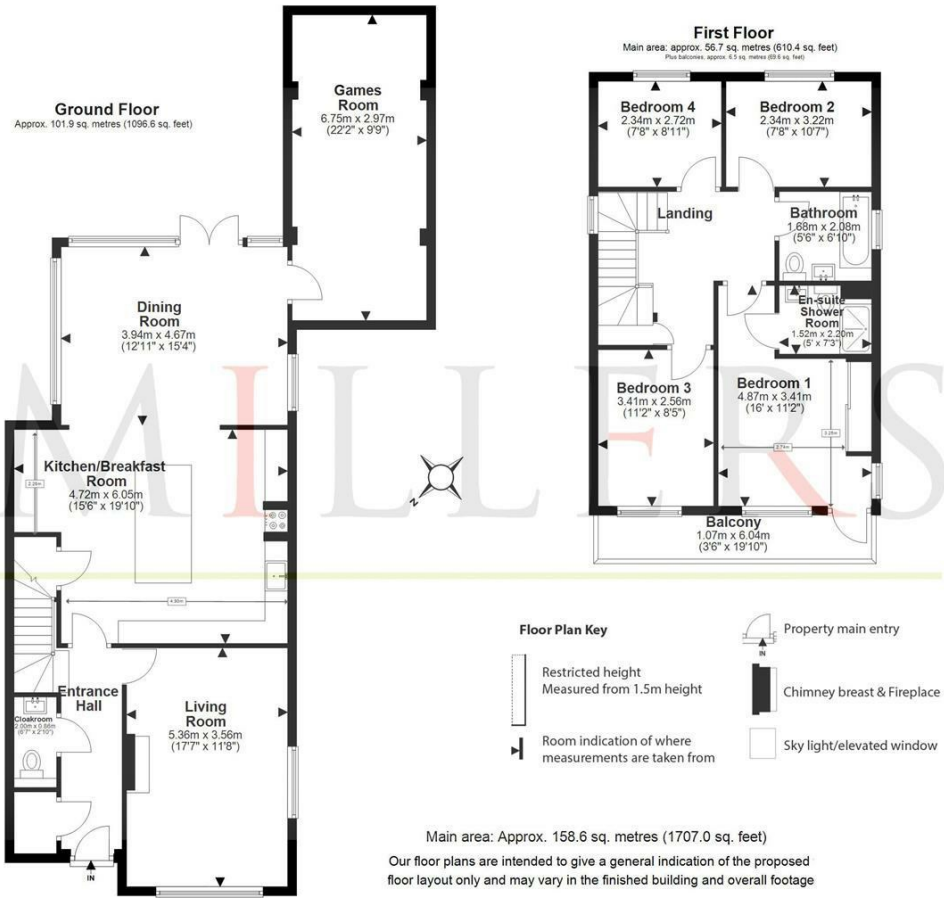
### Front Driveway

### Rear Garden (max)

32'7" x 26'6" (9.93m x 8.08m)







| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|---|-------------------------|-----------|
|   | Current                 | Potential |   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>92</b> | (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>   |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

## Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

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