



3 St Peters Close
Hutton
YO25 9YZ

ASKING PRICE OF

£350,000

3 Bedroom Detached Bungalow



Lounge



Gas Central Heating

3 St Peters Close, Hutton, YO25 9YZ

A delightful bungalow offering beautifully appointed accommodation that is as both spacious as it is versatile forming part of one of the areas most sought-after villages and having extensive offstreet parking by way of a side drive and single garage. Indeed, given the plot, there is potential to create additional parking if required to the side.

The layout of the accommodation is such that it satisfies the demands of many buyers who may well be looking for bungalows but often find them a little restrictive in terms of size. The accommodation on offer includes an entrance hall, thoughtfully customised to include a dedicated additional shower room leading off, outstanding and spacious lounge, breakfast kitchen that is well fitted and includes a wealth of appliances, dining room which could easily be utilised as an additional bedroom if required and two further dedicated bedrooms. The main bathroom is also superbly fitted with a modern suite.

The accommodation is embellished by a rear facing conservatory, a lovely vantage point from where to appreciate

the garden.

The rear garden itself is relatively low maintenance and includes a patio area plus gravelled area flanked by planted borders edged with railway sleepers.

The front garden is predominantly lawned and a side drive leads to a single garage. To this side of the property is a further area of predominantly gravelled garden which could be utilised for additional parking if required, subject of course, to any required consents.

HUTTON

The two separate communities of Hutton and Cranswick are less defined today as the villages have evolved into almost one. Hutton is a small, largely undisturbed, settlement with the Church of St. Peter's being its single amenity. This attracts campanologists from far and wide who come to 'ring the changes'. Cranswick is nearby with an excellent range of village amenities, including the railway station.



Kitchen



Kitchen



Breakfast Area



Bedroom 3/Dining Room

Accommodation

ENTRANCE HALL

Accessed via a small porch having a tiled floor. This leads to the main entrance hall with access to an airing cupboard housing the hot water cylinder. Radiator.

SHOWER ROOM

A customised room with full sized walk-in shower having a plumbed in mixer shower and being fully tiled. Low-level WC and vanity style wash basin. Chrome heated towel radiator.

LOUNGE

20' 9" x 12' 9" (6.35m x 3.9m)

Beautifully lit with a front facing window plus two additional side windows. Feature fire surround having an electric fire in situ. Radiator and coved ceiling.

BREAKFAST KITCHEN

17' 6" x 11' 3" (5.34m x 3.43m)

A substantial dual-purpose room, having a dedicated breakfasting area, the kitchen area itself being extensively fitted with a modern range of kitchen units finished with high gloss fronted doors and chrome effect handles. Integrated appliances include electric double oven plus electric hob with extractor fan over. Integrated dishwasher and inset ceramic 1 1/2 bowl sink with swan neck mixer tap. Space and plumbing

for automatic washing machine. There are further cupboards adjacent to the breakfasting area including a substantial corner style larder cupboard with integral electric lighting. Radiator and wall hung gas-fired boiler. Door leading to the exterior.

BEDROOM 1

11' 7" x 10' 11" (3.55m x 3.33m)

With front facing window, radiator. Coved ceiling.

BEDROOM 2

12' 0" x 9' 8" (3.67m x 2.95m)

With rear facing window and radiator plus wall light points. Coved ceiling.

DINING ROOM/ BEDROOM 3

13' 3" x 9' 10" (4.06m x 3.01m)

A versatile room which can be used as a dedicated dining room or even third bedroom, if required. Coved ceiling and radiator. Door leading into:

CONSERVATORY

A perfect vantage point from which to enjoy the rear garden and having a radiator plus door leading to the exterior.



Shower Room



Bedroom 2



Bedroom 1



Bathroom

BATHROOM

With panelled bath having a shower over, pedestal wash basin and low-level WC. Full tiling around the shower area. Coved ceiling.

OUTSIDE

The property stands back from the road behind an expanse of predominantly lawned front garden that is open plan. There is a side drive which leads to a single garage. The front garden extends around the property leading to a further area of gravelled garden which could be converted for additional parking if required, subject to any required consents.

To the rear of the bungalow itself is a private low maintenance garden featuring patio area large gravelled bed and planted borders edged with retaining railway sleepers.

CENTRAL HEATING

Gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

Sealed unit double glazing throughout.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

COUNCIL TAX BAND

Band D

ENERGY PERFORMANCE CERTIFICATE

Rating D.

SERVICES

All mains services are available at the property.

VIEWING

Delete as appropriate ...

Strictly by appointment with Ullyotts 01377 253456 - Option 1.

Regulated by RICS



Lounge



Patio



Rear garden



Rear

The digitally calculated floor area is 98 sq m (1,055 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



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Approximate total area⁽¹⁾

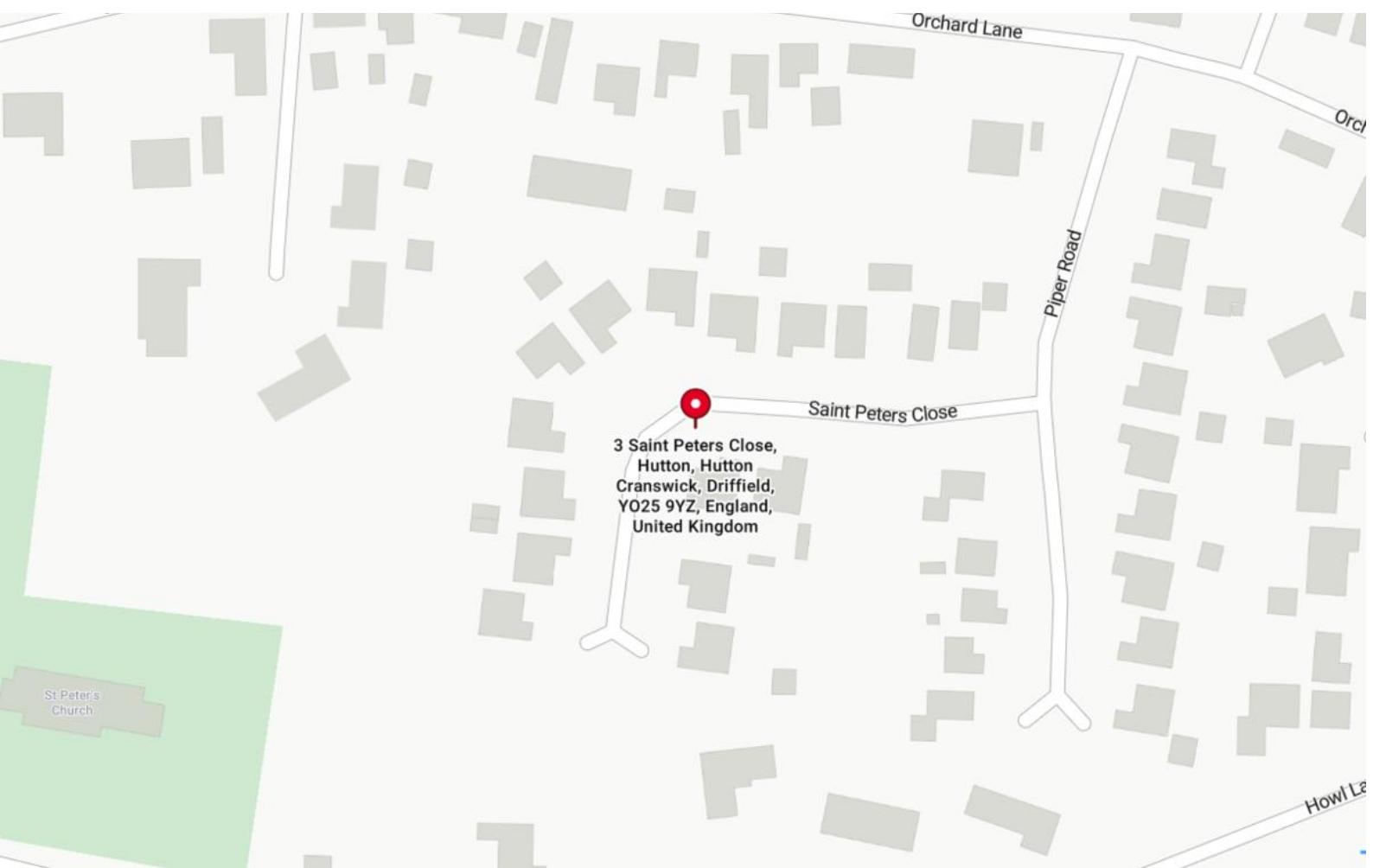
107.9 m²

1162 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



▪ Est. 1891 ▪

Ullyotts

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