



Spurgate, Hutton

**WN**  
PROPERTIES

# Spurgate

## Hutton

Offers in the Region Of  
**£1,100,000**

An impressive four-bedroom detached residence, set along a highly sought-after, tree-lined road in the desirable Hutton area. This beautifully presented home has been fully refurbished to an exceptional standard, offering stylish, contemporary living throughout. The property enjoys a stunning 131' south-facing rear garden, affording a high degree of privacy and all-day sunshine—perfect for outdoor entertaining and family life. Ideally located, both the mainline railway station and Hutton Broadway are within easy walking distance via Hutton Mount or Friars Avenue. The property also presents excellent potential for further enlargement, subject to the usual planning consents.

Accommodation: A welcoming entrance porch leads into a bright and spacious reception hall, featuring a staircase to the first floor and useful storage. A convenient ground floor cloakroom is also provided. The principal reception room is generously proportioned and filled with natural light, enjoying views over both the front aspect and the rear garden via sliding patio doors. A feature fireplace creates an attractive focal point, while direct access to the terrace enhances the indoor-outdoor flow. The dining room, positioned to the front, is well-proportioned and versatile. It offers the potential to be opened into the adjoining kitchen to create a modern open-plan layout, if desired. The refitted kitchen is located at the rear and overlooks the garden, with direct access outside. The kitchen is thoughtfully appointed with premium integrated Nest appliances, complemented by a stylish



instant boiling-water tap, combining modern convenience with sleek contemporary design. It is comprehensively equipped with a range of contemporary units, integrated appliances, and ample workspace, making it both practical and stylish. To the first floor, a bright landing leads to four well-sized bedrooms. The principal bedroom benefits from extensive fitted wardrobes, while the remaining bedrooms offer flexibility for family living, guest accommodation, or home working. The family bathroom has been finished to a high standard and features a modern four-piece suite, including a separate shower enclosure and quality fittings throughout. Externally the property sits on a generous plot of approximately 0.19 acres. The rear garden is a particular highlight—measuring approximately 131' in depth—beautifully landscaped with a large lawn, mature planting, and a private woodland backdrop. A paved terrace provides an ideal space for outdoor dining and relaxation. To the front, the property is set back from the road behind a lawned garden with mature screening, along with a spacious driveway ample providing off-street parking. A double-depth garage offers excellent storage or secure parking, complete with power, lighting, and an electronically operated door. EPC E

**Reception/PlayRoom** 10' 0" x 11' 6" (3.05m x 3.50m)

**Kitchen** 10' 6" x 11' 6" (3.20m x 3.50m)

**Living Room** 22' 8" x 12' 2" (6.90m x 3.71m)

**Bedroom 1** 13' 1" x 11' 2" (3.98m x 3.40m)

**Bedroom 2** 10' 0" x 12' 2" (3.05m x 3.71m)

**Bedroom 3** 10' 0" x 12' 2" (3.05m x 3.71m)

**Bedroom 4** 6' 7" x 8' 0" (2.01m x 2.44m)

**Family Bathroom** 8' 2" x 8' 3" (2.49m x 2.51m)

**Garage** 35' 7" x 8' 8" (10.84m x 2.64m)







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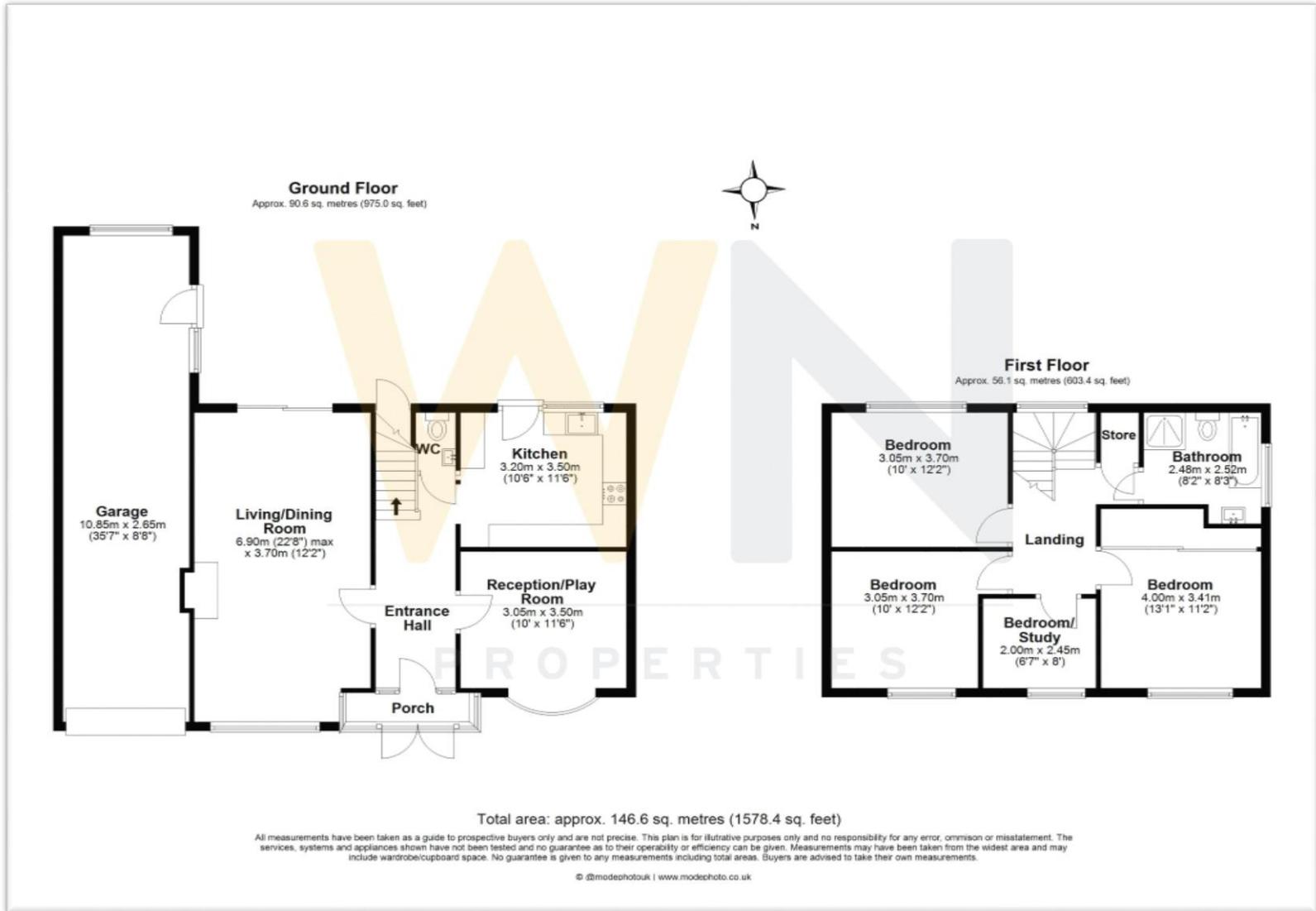


| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92-100) <b>A</b>                           |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         | 80        |
| (55-68) <b>D</b>                            |  | 53                      |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England, Scotland & Wales                   |  | EU Directive 2002/91/EC |           |

Council Tax Band G

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