



12 St Peters Close
Hutton

YO25 9YZ

ASKING PRICE OF

£340,000

3 Bedroom Detached Bungalow



Breakfast Kitchen

 3
  2
  1
  Garage & Off Road Parking
  Gas Central Heating

12 St Peters Close, Hutton, YO25 9YZ

A substantial detached bungalow located within a popular and sought after cul-de-sac development of similar dwellings. The bungalow offers a comprehensive range of accommodation that not only includes three good sized bedrooms but also has an exceptionally spacious lounge plus kitchen with ample space for a breakfast table.

The lounge itself features an attractive solid fuel stove set within a full chimney breast along with large front facing window plus additional ancillary windows providing ample lighting throughout.

The bungalow also includes ample vehicle parking via a long side drive which leads to a single garage. There is further potential to create additional parking to the front of the bungalow, if required.

The village of Hutton is highly regarded and extremely popular comprising predominantly individually detached dwellings.

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.



Lounge



Lounge



Breakfast Kitchen



Breakfast Kitchen

Accommodation

ENTRANCE PORCH

Leading into:

ENTRANCE HALL

A truly open reception hallway with built-in cupboard and ample light coming from the two front facing windows. Radiator.

LOUNGE

20' 8" x 12' 9" (6.31m x 3.91m)

With front facing bay window along with two side windows providing ample natural light. Feature chimney with inset solid fuel stove. Radiator.

BREAKFAST KITCHEN

17' 5" x 11' 6" (5.32m x 3.51m)

Fitted along three walls with a comprehensive range of solid wood kitchen units finished in blue. Comprising base cupboards with a coordinating worktop over and wall mounted cupboards to match. Integrated electric oven plus electric hob with extractor over. Space and plumbing for automatic washing machine and dishwasher. Inset sink with single drainer and mixer tap. Rear facing window and side door onto the garden. Radiator.

BEDROOM 1

13' 3" x 9' 10" (4.06m x 3.02m)

With rear facing window. Radiator.

BEDROOM 2

11' 9" x 10' 11" (3.59m x 3.34m)

With front facing window. Radiator.

BEDROOM 3

11' 11" x 9' 10" (3.65m x 3.01m)

With rear facing window. Radiator.

SHOWER ROOM

6' 4" x 5' 5" (1.94m x 1.66m)

With Quadrant style shower enclosure, pedestal wash hand basin and low level WC. Fully tiled walls.

OUTSIDE

The property stands back from the road behind an open plan front garden which is predominantly laid to lawn. There is a long side drive which leads to a single garage.

To the rear of the property is an enclosed area of predominantly lawned garden.



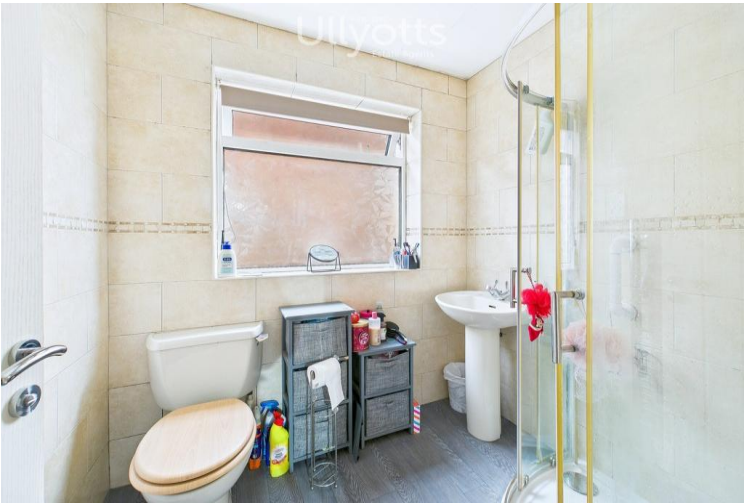
Bedroom 1



Bedroom 2



Bedroom 3



Shower Room

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.

SERVICES

All mains services are available at the property.

COUNCIL TAX

Band D.

ENERGY PERFORMANCE CERTIFICATE

Rating D.

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

VIEWING

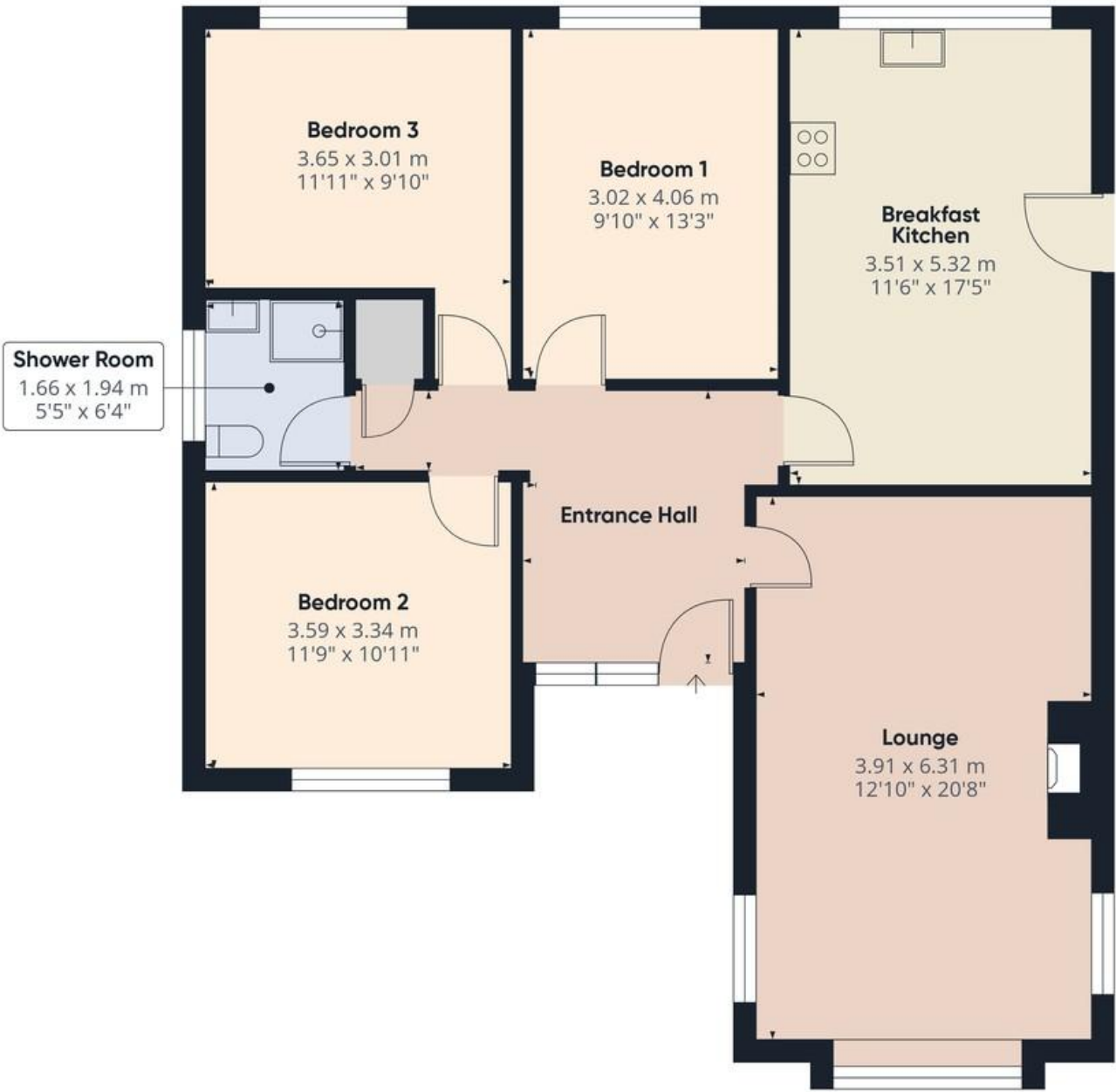
Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

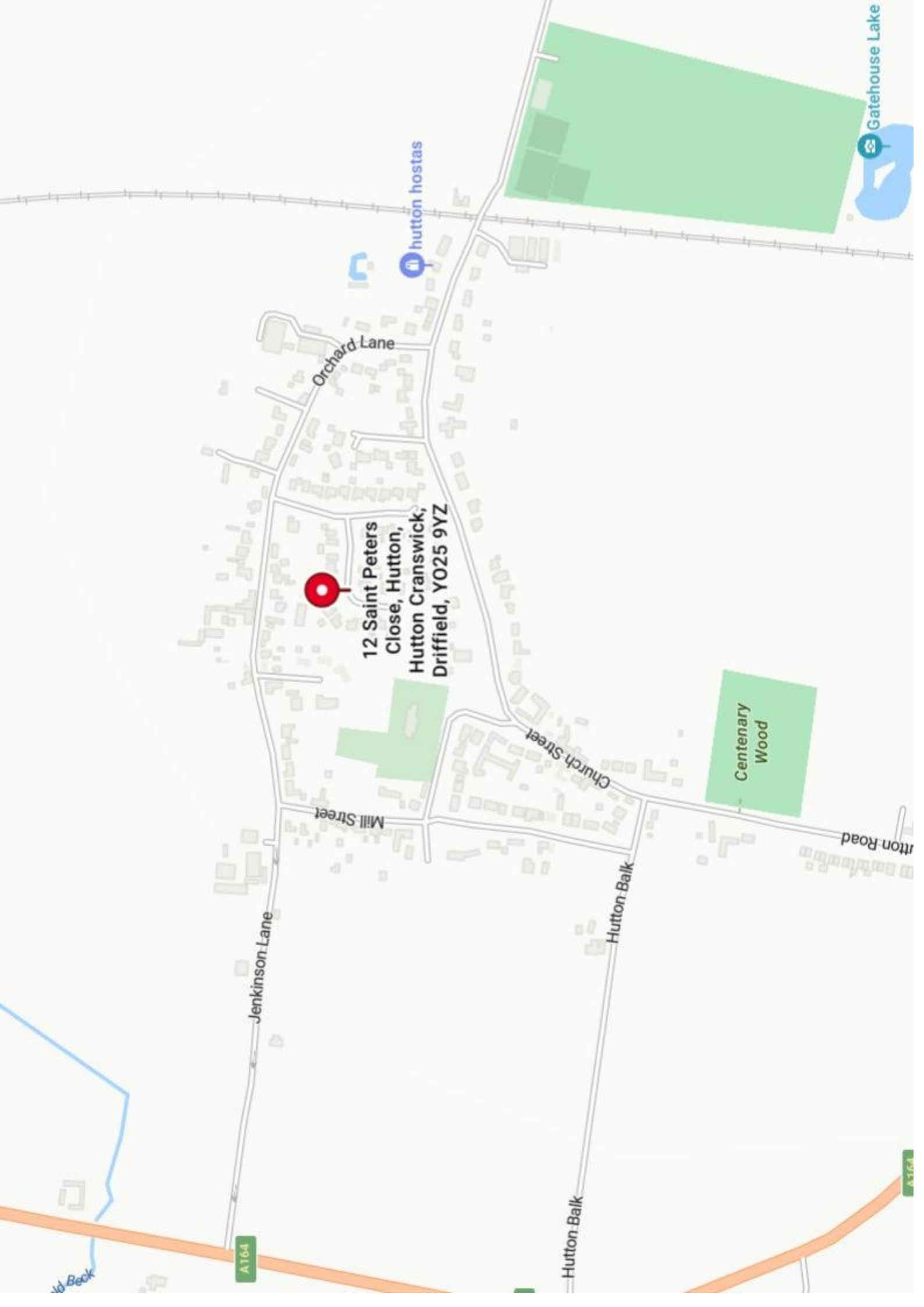
Regulated by RICS



Garden

The digitally calculated floor area is 95 sq m (1,028 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





Gatehouse Lake

hutton hostas

Orchard Lane

12 Saint Peters
Close, Hutton,
Hutton Cranswick,
Driffield, YO25 9YZ

Centenary
Wood

Church Street

Mill Street

Jenkinson Lane

Hutton Balk

Hutton Road

A164

A164

▪ Est. 1891 ▪
Ulllyotts
Estate Agents



16 Prospect Street,
Bridlington, YO15 2AL

Telephone 01262 401401

Email sales@ullyottsbrid.co.uk

64 Middle Street South,
Drifffield, YO25 6QG

Telephone 01377 253456

Email sales@ullyotts.co.uk

www.ullyotts.co.uk



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