



**1 Thaxted Green
Hutton Poplars
Offers over £975,000**

MEACOCK & JONES

1 Thaxted Green, Hutton Poplars, , CM13 1YH

A most attractive bay and gable fronted detached house situated in the Hutton Poplars development within a mile of Shenfield mainline railway station and shopping Broadway. Offered for sale with no onward chain, this appealing family home provides bright, spacious and well-proportioned accommodation throughout, complemented by a delightful conservatory, landscaped rear garden, garage and off-street parking.

From a sheltered entrance, a step rises to a wooden panelled front door with obscure glazed insert and matching side window, opening to a welcoming entrance hall. The hall features wood strip flooring, coved cornice, radiator, a useful under stairs storage cupboard, and a painted wooden balustraded staircase rising to the first floor. Doors lead to the principal ground floor rooms.

The cloakroom is fitted with a close-coupled WC and vanity wash hand basin with cupboard below, tiled splashback, wood strip flooring and an obscure double glazed window to the rear.

The sitting room is a delightful reception space, beautifully illuminated by a feature double glazed bay window to the front elevation. A period-style fireplace provides an attractive focal point, complemented by wood strip flooring, coved cornice and two radiators.

To the rear, the dining room offers an excellent entertaining space with wood strip flooring and coved cornice. A pair of double glazed French doors with flanking windows open into the conservatory — a most pleasant and much-enjoyed later addition. The conservatory features views over the rear garden via double glazed windows to three elevations and features tiled flooring and double doors opening directly onto the garden terrace, creating a seamless connection between indoor and outdoor living.

The family room is situated at the front of the property. This is a very versatile space and could provide an ideal office to those that work from home, or otherwise, a children's play room, if required. It may be worth noting that this area could quite conceivably be incorporated into the kitchen, if a more open plan arrangement of accommodation were to be desired.

The kitchen/breakfast room is comprehensively fitted with a high-quality range of shaker-style units comprising base cupboards, drawers and matching wall cabinets along three walls, complemented by contrasting work surfaces incorporating a sink unit with mixer tap. Ceiling spotlights and coved cornice enhance the space, which offers ample room for informal dining.

Adjacent is a utility room with a double glazed window overlooking the garden and door providing outside access. Fitted with a worktop incorporating a Butler sink with mixer tap and space and plumbing for domestic appliances, the utility also provides access to loft storage and an internal door to the garage.

On the first floor, a light and airy landing is illuminated by a double glazed window to the front, with radiator, airing cupboard and access to loft storage.

The principal bedroom is a generous room featuring a period-style double glazed bay window to the front, spotlights, coved cornice and radiator. An en-suite shower room comprises a tiled shower enclosure, close-coupled WC and vanity wash basin with cupboard below, tiled flooring, partial mosaic wall tiling, extractor fan and obscure double glazed window.

Bedroom two is another comfortable double room with a wide window to the rear aspect, spotlights and coved

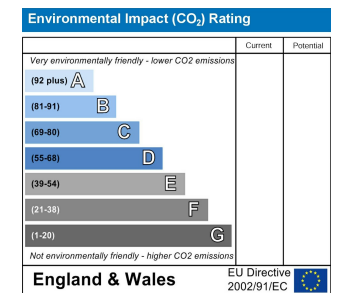
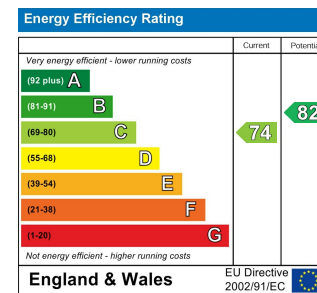
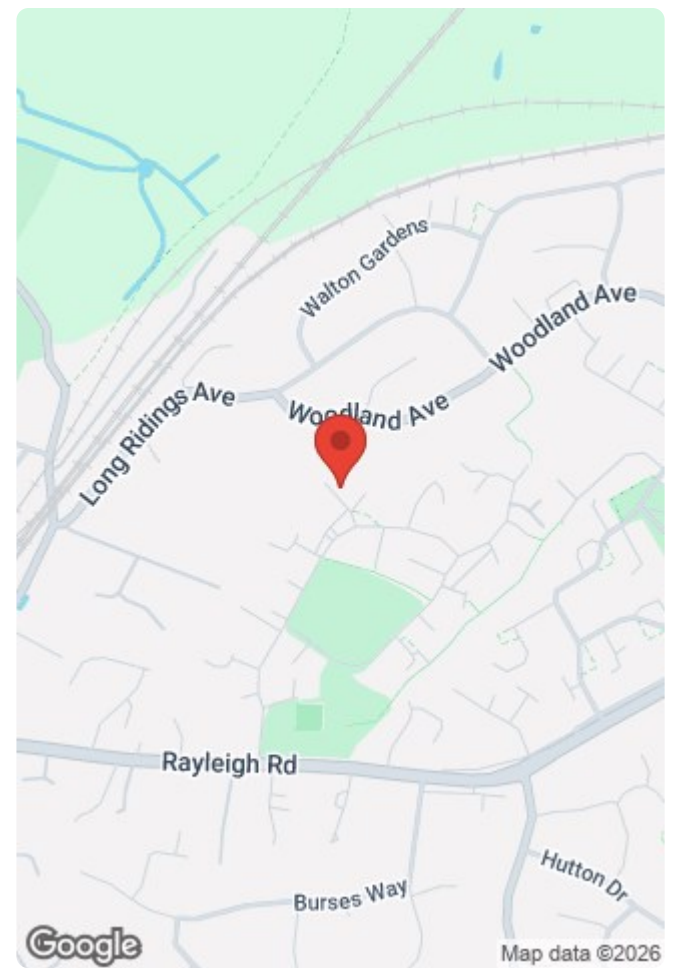
cornice. Bedroom three is also a very good double bedroom, with a front window, fitted wardrobe with hanging rail and shelving, spotlights and radiator. Bedroom four overlooks the rear garden and provides a further generous double bedroom with coved cornice and radiator.

The family bathroom is well appointed with a panelled bath and mixer tap with wall-mounted shower attachment, close-coupled WC, pedestal wash basin with cupboard below, full-height wall tiling, spotlights, extractor fan and obscure double glazed window to the rear.

Externally, the rear garden is a particularly attractive feature of the property. Measuring approximately 52' in width, along the rear boundary, by 30' in depth, it is beautifully maintained. A paved terrace with brick edging runs across the rear of the house, ideal for outdoor dining and entertaining, beyond which lies a well-kept lawn bordered by established flowerbeds stocked with a variety of shrubs, plants and trees, creating a tranquil garden environment. A garden shed to the side provides additional storage.

The front garden incorporates a private driveway providing practical off-street parking and access to the garage, with the remainder laid to lawn.

The garage is fitted with an up-and-over door, power and lighting, and a connecting internal door to the utility room.





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