



Walton Gardens
Hutton

- **4 Double Bedroom Detached Home**
- **2 Reception Rooms**
- **Stunning Kitchen and Bathrooms**
- **Spacious Living Areas**

For Sale £489,950
EPC Rating 'B'



Walton Gardens, Hutton



Property Description

Welcome to Walton Gardens, a stunning four-bedroom sanctuary nestled in the private and sought-after location of Hutton. With its exceptional features and prime location, this home truly stands out. Luxury living awaits.

Upon entering the home, you'll be greeted by the stylish kitchen and utility area. The kitchen is a true culinary delight. The Symphony contemporary fitted kitchen features shaker style cupboards and is equipped with top-of-the-line appliances, including Bosch ovens, a gas hob, an integrated dishwasher and fridge freezer. The laminate work surfaces and vinyl tile flooring add a touch of sophistication. Bifold doors lead you out to the garden which is low maintenance, mainly laid lawn giving the children plenty of space to run around and play on.

A thoughtfully designed utility room offering practical storage and laundry space, complemented by a stylish and convenient downstairs toilet for added comfort and



functionality.

The living room and reception room are designed for both comfort and entertainment. The large living room features a bay window to the front, allowing abundant natural light to flood the space. The real wood flooring adds warmth and character. With ample space for seating and a cosy atmosphere, this room is perfect for relaxing evenings or hosting guests.

A further reception room, situated at the back of the house, that overlooks the rear garden.

The bedrooms are designed with both style and functionality in mind. The principal offers a peaceful retreat with fitted wardrobes, and carpet flooring. The en-suite bathroom features luxurious fittings, including a floating basin, WC, and a walk in shower. Bedrooms, 2, 3 and four are all doubles.

The bathroom in this home exude elegance and practicality. Featuring a bath tub, an over-bath shower, and a fitted shower cubicle with glass door. The pedestal sink, WC, and chrome vertical radiator add to the modern aesthetic. With tasteful tiling, and ample lighting, the bathrooms provide a luxurious experience.

At the front, a spacious double driveway leads to a double garage, providing ample parking. This is beautifully complemented by a thoughtfully landscaped front garden, adding curb appeal and charm.

Other notable features of this property include electric vehicle charging point.

Three words: Stunning. Luxury. Home.

ENTRANCE HALL

LIVING ROOM

11' 8" x 20' 9" (3.56m x 6.32m)

DINING KITCHEN

24' 3" x 11' 2" (7.39m x 3.4m)

RECEPTION ROOM

11' 11" x 11' (3.63m x 3.35m)

UTILITY ROOM

11' 6" x 5' 8" (3.51m x 1.73m)

WC

LANDING

BEDROOM ONE

10' 5" x 15' 11" (3.18m x 4.85m)

ENSUITE

8' 8" x 4' 3" (2.64m x 1.3m)

BEDROOM TWO





10' 5" x 13' 6" (3.18m x 4.11m)

BEDROOM THREE

8' 4" x 12' 10" (2.54m x 3.91m)

BEDROOM FOUR

8' 7" x 9' 7" (2.62m x 2.92m)

FOUR PIECE BATHROOM

8' 4" x 8' 11" (2.54m x 2.72m)

OUTSIDE

DOUBLE GARAGE

17' 6" x 16' 3" (5.33m x 4.95m)

We are informed this property is Council Tax Band F
For further information please check the Government Website



There is a £155.00 per year maintenance charge.

Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.

Please call 01772 746100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.







Ground Floor

Approximate total area[†]
170.52 m²
1835.47 ft²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

rightmove

Zoopla
zoopla.co.uk

Like and recommend us on



facebook

<https://www.facebook.com/RobertsCoSalesandLettings>