



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 fourbedroom sanctuary nestled in the private and soughtafter 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

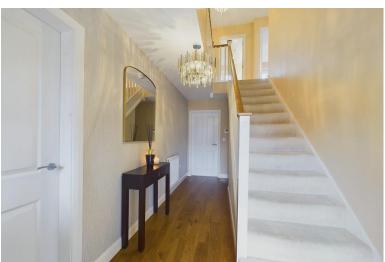
11' 6" x 5' 8" (3.51m x 1.73m)

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.

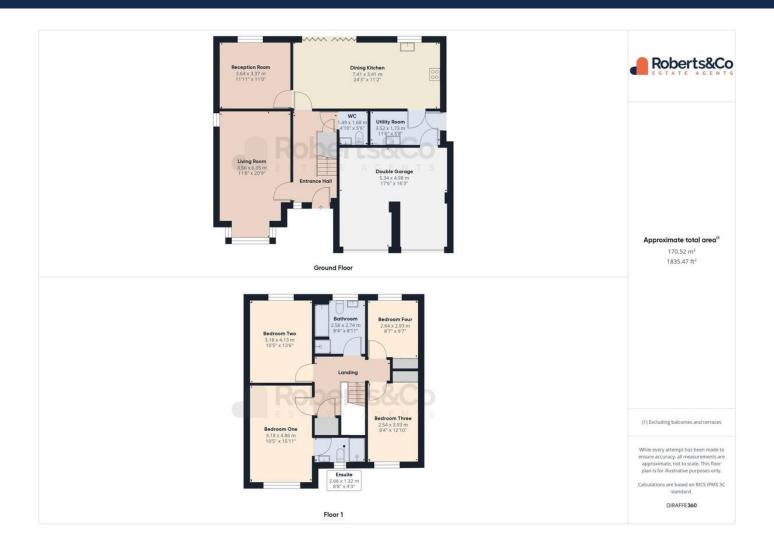
Please call 01772 746100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.

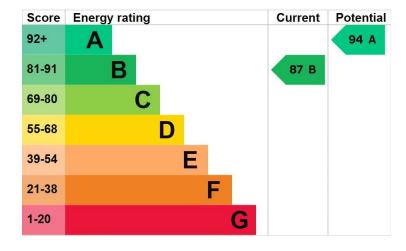


















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info@roberts-estates.co.uk 01772 746 100 Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements