



**Longaford Way, Hutton Mount**

# Longaford Way

## Hutton Mount

Offers in the Region Of  
£1,500,000 - £1,525,000

An attractive cottage style residence built by the current owners in the 1980's and set in an leafy area on the prestigious private estate of Hutton Mount. The accommodation comprises; entrance hall with cloakroom, through lounge with Inglenook style fireplace and Trustwood conservatory. Separate dining room and West End Interior fitted kitchen that leads to a utility room and second staircase leading to a first floor playroom which could be used as a cinema room. There are five first floor bedrooms, one currently used as a study and the master bedroom has an en-suite shower



room. There is also a family bathroom with separate shower. The property is set well back from the road and leads to a double garage with internal access. The rear garden is attractively landscaped with spacious paved terrace, garden shed and summerhouse. EPC C.

### **Entrance Hall**

Cottage style entrance door, stairs rising to first floor, latch style doors and built in coat cupboard.

### **Cloakroom**

Two piece suite and fitted extractor fan.

### **Sitting Room 21' 6" x 12' 8" (6.55m x 3.86m)**

An attractive through room with Inglenook style fireplace and wood

burner, window to front, fitted cupboard in alcove and French doors to;

### **Conservatory 12' 0" x 11' 6" (3.65m x 3.50m)**

Fitted by Trustwood Joinery with views over the garden, tiled floor with underfloor heating and glazed double doors lead to the patio.

### **Dining Room 12' 3" x 11' 8" (3.73m x 3.55m)**

Feature corner brick fireplace and hearth fitted with wood burner. Oriel bay window to front aspect.

### **Kitchen/Breakfast Room 21' 2" x 11' 8" (6.45m x 3.55m)**

Fitted by West End Interiors with a comprehensive range of painted wood fronted base and wall cupboards complimented by granite work surfaces. Inset one and quarter bowl sink unit with mixer tap and split level ceramic hob with extractor hood above. Split level oven and fitted microwave. Integrated dishwasher and fridge. Space for breakfast table, two windows to rear, tiled floor and door to rear lobby.

### **Rear Lobby**

Door to garden and utility room. Stairs rising to playroom.

### **Utility Room 10' 7" x 8' 2" (3.22m x 2.49m)**

Space for upright freezer, washing machine and tumble drier. Fitted base cupboards with work surfaces over, single drainer sink and wall mounted cupboards. Wall mounted gas boiler, tiled floor, window to rear and door to garage.

### **Double Garage 18' 0" x 15' 2" (5.48m x 4.62m)**

Electric up and over door. Power and lighting.





**Playroom** 22' 2" x 14' 5" (6.75m x 4.39m) including stairwell.  
Currently used as a playroom but also offering the potential as cinema or games room. Dual aspect with windows to side and rear. Door to first floor landing.

### **First Floor Landing**

Window to front, electric loft ladder to large loft offering potential for conversion, subject to planning permission, Built in airing cupboard, access to playroom and latch style doors to;

**Master Bedroom** 16' 1" x 11' 0" (4.90m x 3.35m) to rear of wardrobes.

Fitted wardrobes and window to rear aspect. Latch style door to;

### **En-suite Shower**

Corner shower cubicle, WC. and wash hand basin set in Walnut effect fitted cabinets. Window to rear, tiled walls and floor with underfloor heating.

**Bedroom 2** 12' 9" x 10' 6" (3.88m x 3.20m)

Window to front aspect.

**Bedroom Three** 11' 5" x 11' 0" (3.48m x 3.35m) to rear of wardrobes.

Fitted wardrobes and window to rear aspect.

**Bedroom Four** 9' 7" x 7' 9" (2.92m x 2.36m) to rear of wardrobes.

Fitted wardrobes and window to front aspect.

**Bedroom Five** 7' 11" x 6' 7" (2.41m x 2.01m)

Used by the current owners as a study. Window to front.

### **Family Bathroom**

Bath, WC. and wash hand basin set in Walnut effect cabinets. Separate shower cubicle, tiled walls and floor with underfloor heating.

### **Externally**

Block paved driveway providing multiple parking spaces with adjacent lawn and side access to the rear garden. The rear garden commences with a York stone paved patio/terrace extending the width of the property leading to lawn with well stocked and established borders. A pathway at the side of the garden leads to octagonal shaped summerhouse and there is a further secluded area of the garden housing a timber garden shed.













### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	70	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

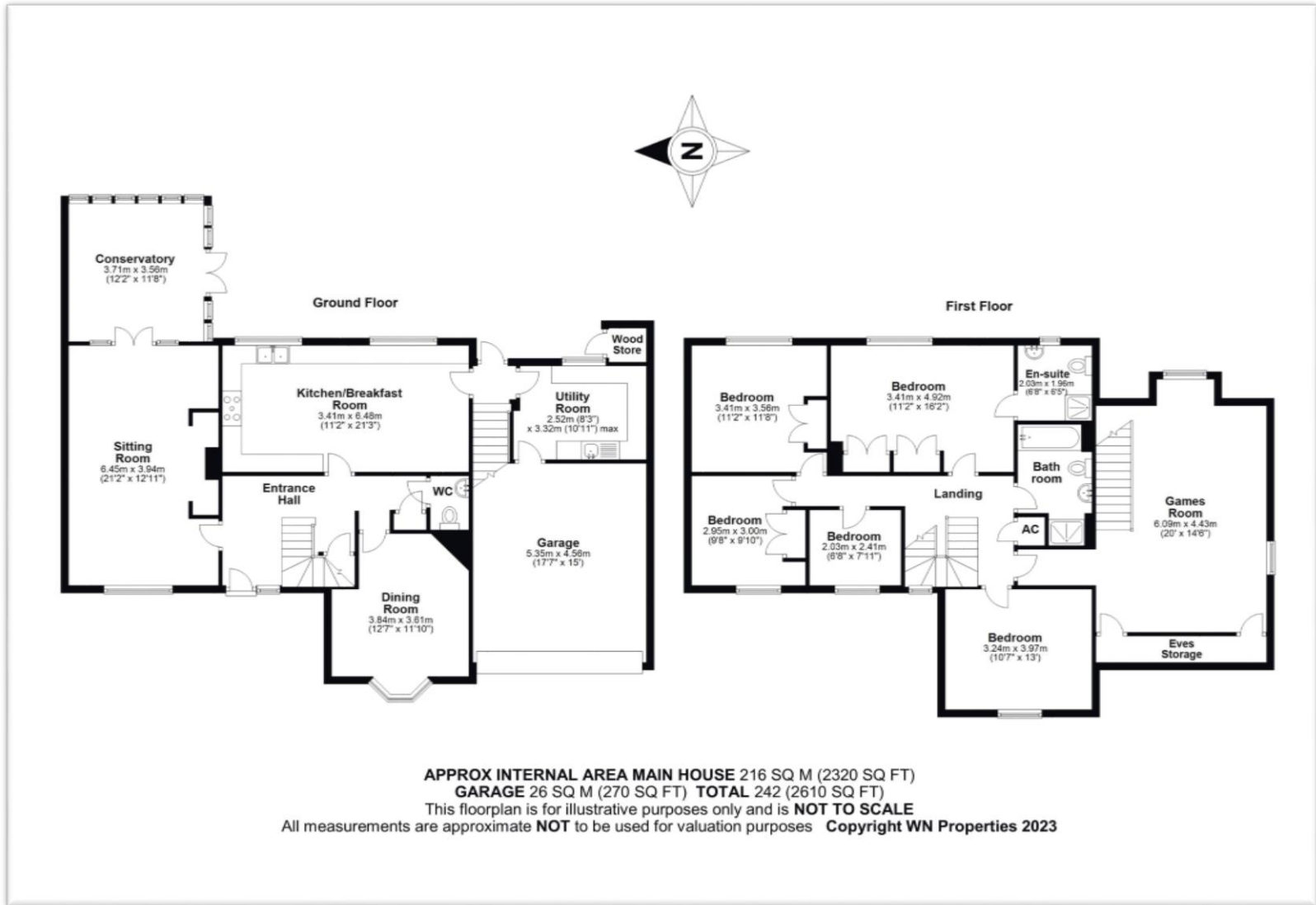
England & Wales EU Directive 2002/91/EC

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