



**Spurgate**  
Hutton



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# Spurgate Hutton

Offers Over £1,350,000

An impressive, detached family residence providing smart home technology and contemporary style open-plan living in a popular and highly sought after location on the borders of Hutton Mount that is convenient for Shenfield station and St Martins school (subject to acceptance). The property enjoys remote access via smart phone to operate the heating system, lighting, smoke alarm, security alarm and CCTV. The accommodation comprises: lounge overlooking the garden, superb open plan lounge, dining and kitchen areas also overlooking the garden with bi-fold doors and stunning sweeping staircase. Separate family room, cinema room, utility and cloakroom. Four spacious double bedrooms to the first floor, three with luxuriously appointed en-suites and a separate shower room. The property also benefits from a wide frontage with block paved driveway providing a generous amount of parking. EPC C.



### Entrance

Canopy porch with double doors to;

### Entrance Hallway

Tiled floor with underfloor heating, ceiling speaker, door to cloakroom and double doors to Family room.

### Cloakroom

Modern white suite with egg shaped wall mounted WC, and floor standing circular wash hand basin and mixer tap. Ceramic tiled walls and floor. Window to front aspect.

### Lounge 20' 7" x 19' 3" > 15' 5" (6.27m x 5.86m)

Delightful room with bi-fold doors leading to the garden. Radiator, ceiling speakers and tiled floor with underfloor heating. Double doors to Kitchen/dining/family room and door to:

### Cinema Room 16' 10" x 12' 2" (5.13m x 3.71m)

Used by the current owners as a cinema room with Cat 6 wiring for projector, retractable screen and sound system. Window to front with electrically operated black out curtains and patio doors to rear. Split level floor for cinema seating.

### Open Plan Lounge/Dining/Kitchen 26' 4" x 20' 10" max (8.02m x 6.35m)

A most impressive room with curved sweeping staircase to first floor, underfloor heating, LED cornice lighting and marble style ceramic tiled floor. Lounge and dining areas with bi-fold doors overlooking the garden, ceiling speakers and radiator. Wall mounted tablet for smart home technology and glass sliding double doors to family room. Kitchen area with large granite island housing recessed sink unit with hot tap, integrated dishwasher, induction hob with adjacent 2 burner gas hob and ceiling feature canopy with recessed extractor fan and LED lighting. The remainder of the kitchen is fitted with floor to ceiling fitted cupboards incorporating split level oven, combination oven and warming drawer. Integrated fridge/freezer. Glass door to;

### Utility Room 11' 6" x 6' 7" (3.50m x 2.01m)

Vaillant gas boiler and hot water cylinder, space for washing machine and free-standing fridge/freezer, ceramic tiled floor and window to front aspect.

### Family Room 20' 0" x 11' 8" (6.09m x 3.55m)

Dual aspect with windows to front and side, ceramic tiled floor, Cornice to ceiling with concealed LED lighting and built in see-through tropical fish tank.

### First Floor Landing

Spacious landing overlooking the curved staircase and room below. Large arched window to side with fitted window seating and storage beneath. Wall mounted tablet for smart home operation. Doors to;





**Master Bedroom** 17' 3" x 14' 8" (5.25m x 4.47m)

Two sky light windows to side and window to front with fitted blinds. Wall mounted TV point with CAT 6 wiring. Space for wardrobes and glass sliding door to;

**En-suite Bathroom**

Luxuriously appointed with floor standing bath, wet room style shower with rainwater shower in ceiling, wall mounted rectangular shaped wash hand basin and WC. Ceramic tiled walls and floor, window to front aspect.

**Bedroom 2** 20' 0" x 11' 0" (6.09m x 3.35m)

An attractive room with part vaulted ceiling including four sky light windows and window to rear aspect. Wall mounted TV point with CAT 6 wiring.

**Shower Room**

Walk-in wet room style shower, twin circular wash hand basins and WC. Ceramic tiled walls and floor.

**Bedroom 3** 16' 2" x 11' 8" (4.92m x 3.55m)

Part sloping ceiling, window to front aspect, wall mounted TV point with CAT 6 wiring and glazed sliding door to;

**En-suite Bathroom**

Floor standing bath, wet room style shower, wall mounted rectangular shaped wash hand basin and WC. Window to side aspect, ceramic tiled walls and floor.

**Bedroom 4** 16' 9" x 9' 9" (5.10m x 2.97m)

Window to rear aspect, cornice to ceiling with concealed LED lighting, wall mounted TV point with CAT 6 wiring. Frosted glass sliding door to;

**En-suite Shower**

Wet room style shower with body jets, rectangular shaped wash hand basin and WC. Window to rear aspect and ceramic tiled walls and floor.

**Externally**

To the front of the property there is a large block paved driveway for off-street parking with mature hedging providing screening from the road. The rear garden has a large L-shaped paved patio leading to lawn with raised flower and shrub borders edged by railway sleepers and fence surround.









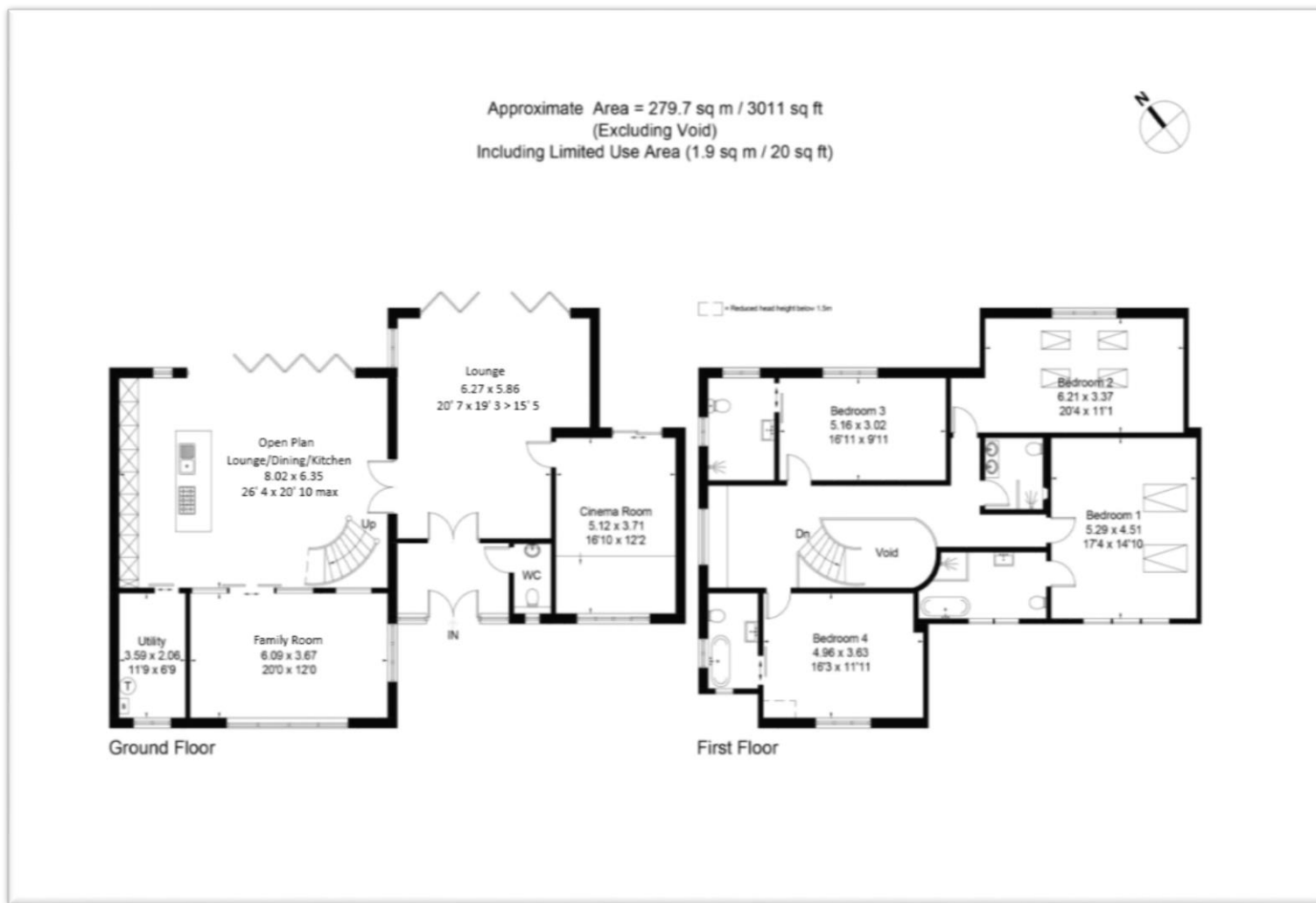
### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax band G

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