

## Property Particulars

### Anchor Drive, Hutton.



- **End Terraced Cottage**
- **Three Good Bedrooms**
- **Generous Dining Kitchen**
- **Downstairs Cloaks WC**
- **Sought After Location**
  - **Front Lounge**
  - **Utility Room**
- **Gas Central Heating**

**£170,000**

A lovely end terraced cottage set in the most popular and desirable location of Hutton Village. This very well presented home offers, three bedrooms, lounge and dining kitchen as well as a useful utility room and downstairs cloaks WC. There is a generous rear garden and driveway parking. There is gas central heating and uPVC double glazing. Being close to excellent local amenities and services and located in a great local community. Outstanding local schools, easy main road connectivity and bus routes. viewing is essential and strictly by appointment with Marie Holmes Estates.

**Entrance Hall -**

With uPVC double glazed door to the front, laminate flooring, ceiling light, stairs to first floor and doors off.

**Lounge - 16' 8" x 11' 4" (5.08m x 3.45m)**

With uPVC double glazed bay window to the front, electric fire, wall lights, T.V.. aerial point and radiator



**Kitchen/Diner - 15' 8" x 8' 1" (4.77m x 2.46m)**

with a range of wall, drawer and base units with contrasting working surfaces, sink unit and drainer, electric oven and hob with extractor hood above, laminate flooring, ceiling lights, radiator, uPVC double glazed window to the rear, door to utility porch and uPVC double glazed French doors to the rear.



**Utility room - 7' 9" x 4' 9" (2.36m x 1.45m)**

With uPVC double glazed window to the side, plumbed for washer, working surface, space for dryer and door to Cloaks W.C.

**Downstairs Cloaks W.C. -**

With a two piece suite comprising low suite W.C. and wash hand basin, uPVC double glazed window.

**First Floor Landing -**

With uPVC double glazed window to the side, ceiling light and doors off.

**Bedroom One - 13' 0" x 10' 9" (3.96m x 3.27m)**

With uPVC double glazed window to the front, ceiling light and radiator.



**Bedroom Two - 12' 5" x 11' 3" (3.78m x 3.43m)**

With uPVC double glazed window to the rear ceiling light and radiator.



**Bedroom Three - 9' 3" x 5' 7" (2.82m x 1.70m)**

With uPVC double glazed window to the front, ceiling light and radiator.

**Bathroom -**

With a three piece suite comprising low suite W.C. pedestal wash hand basin and "P" shaped bath with shower over and glazed profile shower screen, fully tiled to the bath area and part tiled to the remainder of the suite, opaque uPVC double glazed window.



**Outside -**

To the front there is a paved driveway and secure gated side access.

**Rear Garden -**

The rear garden has a paved patio with the remaining garden laid to lawn.



**Disclaimer -**

The information displayed about this property within these particulars are intended as a guide and all measurements are as an estimate. All appliances and services have not been tested by the agent and any purchaser should satisfy themselves with any reports deemed necessary.

**Viewing** – Strictly by prior arrangement with Marie Holmes Estates.

**Your Own Property** – If you require a free valuation on your own home please give us a call and we can conduct this for you in a discreet and expedient manner.

**Opening Hours**

**Monday Friday 9.00am until 5.30pm Saturday 9.00am until 4.00pm**