



Sunningdale Vereland Road, Hutton, W-S-M, BS24 9TE

£405,000

- Beautifully Presented Detached House
- Lounge, Dining Room & Breakfast Room
- Double Glazed and GCH
- Hutton Village
- Four Bedrooms
- Lovely Front and Rear Gardens
- Garage and Driveway

Sunningdale Vereland Road, W-S-M BS24 9TE

Rachel J Homes is delighted to market this Beautifully Presented Detached House ideally located in the popular village of Hutton. If you are looking for a home for your growing family that can offer you all that includes living the village life, make sure this is on your list to view. The immaculate accommodation briefly comprises of Entrance Hall, Downstairs WC, Lounge, Dining Room, Kitchen and Breakfast Room, Four Bedrooms, Bathroom, Lovely Front and Rear Gardens, Garage and Driveway. Added benefits of this super home include double glazing and gas central heating. Accompanied viewings - CALL NOW!!



EPC
C

Freehold

Council Tax Band: D



Entrance Porch

Composite Entrance door with two side panels, wood and glass door and side panel into;

Entrance Hallway

Coved ceiling, understairs storage cupboard, radiator, laminate flooring, stairs to first floor, doors off.

Downstairs W/C

Fully tiled walls, laminate flooring, low level W/C, wash hand basin.

Lounge

4.86 x 3.64 (15'11" x 11'11")

Upvc Double glazed window to front, coved ceiling, T.V point, laminate flooring, wooden and glass double doors into;

Dining Room

3.16 x 3.00 (10'4" x 9'10")

Upvc Double glazed patio doors into rear garden. coved ceiling, radiator, laminate flooring, door to;

Kitchen

4.07 x 3.00 (13'4" x 9'10")

Upvc Double glazed window to rear, range of wall and base units with work surface over and tiled splash back, inset sink with mixer tap. integrated dishwasher, electric hob with extractor over, eye level electric oven and grill, archway through to;

Breakfast Room

3.26 x 2.40 (10'8" x 7'10")

Upvc Double glazed French doors and side panel to rear garden. coved ceiling, radiator, laminate flooring, personal door into garage.

Stairs and Landing

Upvc Double glazed window to side, radiator, coved ceiling, loft hatch, doors off.

Bedroom One

3.64 x 3.06 (11'11" x 10'0")

Upvc Double glazed window to rear, coved ceiling, radiator.

Bedroom Two

3.64 x 2.94 (11'11" x 9'7")

Upvc Double glazed window to front, coved ceiling, radiator, laminate flooring, built in wardrobes.

Bedroom Three

3.06 x 2.58 (10'0" x 8'5")

Upvc Double glazed window to rear, radiator, laminate flooring, built in wardrobes.

Bedroom Four

2.94 x 2.56 max (9'7" x 8'4" max)

Upvc Double glazed window to front, radiator.

Bathroom

2.64 x 1.80 (8'7" x 5'10")

Upvc Double glazed window to side, corner bath with hand held hot water mixer shower over, shower cubicle with electric shower, wash hand basin set into vanity unit, low level W/C, heated towel rail, fully tiled walls, extractor fan, coved ceiling.

Garage

Electric roller door, light and power, wall mounted Vaillant combi boiler (installed late 2023), base units with work surface over, space and plumbing for washing machine and tumble dryer, loft storage.

Rear Garden

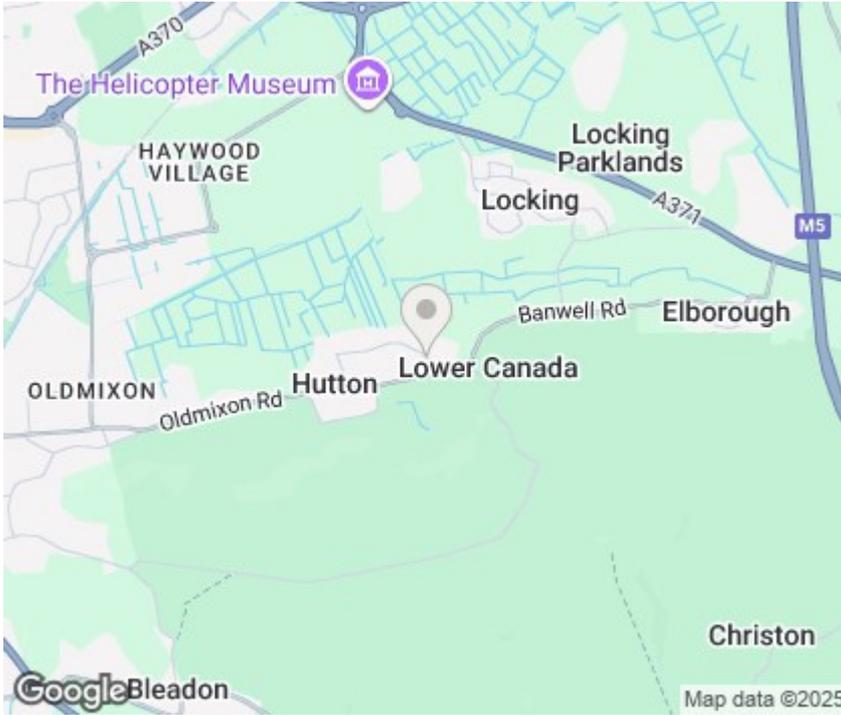
Enclosed by wall and fencing, laid to patio with decorative chippings and raised beds, mature plants and shrub borders, water feature, summerhouse with light and power, side gate giving access to Front.

Front

Laid to lawn with mature trees and shrubs, block paved parking for two vehicles.







Viewings

Viewings by arrangement only. Call 01934 621299 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

