

**LUPPIT CLOSE  
HUTTON MOUNT  
Price: £1,299,995**



Set on the exclusive private Hutton Mount development, a substantial detached six bedroom new house. With a thoughtful design this stunning property offers over four thousand square feet of carefully planned accommodation arranged over three floors. Ground floor comprises spacious reception hallway, cloakroom, two formal reception rooms, study, kitchen/breakfast room and utility room. To the first floor there are four generous double bedrooms, three with ensuite facility, further guest bathroom and galleried landing. To the second floor there are two further double bedrooms and further guest bathroom. Externally there is a private driveway serving an integral garage.



Plans passed for the following accommodation.

#### RECEPTION HALLWAY

17' 6" x 18' (5.35m x 5.48m) Solid doors to front elevation. Window to front elevation. Staircase ascending to first floor.

#### LIVING ROOM

20' 4" x 16' 3" (6.21m x 4.95m) Window to front elevation. Decorative ceiling cornice. Radiators.

#### DINING ROOM

20' 4" x 16' 9" (6.21m x 5.11m) French doors to rear elevation. Decorative ceiling cornice. Radiators.

#### KITCHEN/BREAKFAST ROOM

22' 3" x 20' 9" (6.78m x 6.32m) French doors to rear elevation. Glazed roof to rear elevation. Radiators.

#### STUDY

6' 3" x 8' 2" (1.90m x 2.50m) Window to side elevation. Decorative ceiling cornice. Radiator.

#### CLOAKROOM

Hand basin and low level wc.

#### LAUNDRY ROOM

16' x 6' 8" (4.87m x 2.04m) Window to side. Door to side elevation. Radiator.

#### INTEGRAL GARAGE

15' 5" x 15' 5" (4.70m x 4.70m) Double up and over door.

#### FIRST FLOOR LANDING

13' x 10' 4" (3.95m x 3.16m) Galleried Landing. Staircase ascending to second floor.

#### PRINCIPAL BEDROOM

20' 4" x 12' 6" (6.21m x 3.81m) Windows to rear elevation. French doors to Juliette balcony to rear elevation. Door to ensuite.

#### ENSUITE

8' 2" x 5' 0" (2.50m x 1.53m) Window to side elevation.

#### BEDROOM TWO

20' 4" x 15' 11" (6.21m x 4.84m) Window to front elevation. Door to ensuite.

#### ENSUITE

8' 2" x 5' 0" (2.50m x 1.53m)

#### BEDROOM THREE

17' 10" x 11' 7" (5.45m x 3.54m) Window to front elevation. Decorative ceiling cornice. Radiator.

#### ENSUITE

11' 7" x 4' 7" (3.54m x 1.40m) Window to front elevation.

#### BEDROOM FOUR

14' 11" x 11' 6" (4.55m x 3.50m) Window to rear elevation. Decorative ceiling cornice. Radiator.

#### FAMILY BATHROOM

11' 5" x 11' (3.48m x 3.35m) Window to rear elevation. Decorative ceiling cornice. Radiator.

#### SECOND FLOOR LANDING

10' 4" x 6' 10" (3.15m x 2.10m) Galleried Landing.

#### BEDROOM FIVE

15' 11" x 11' 10" (4.84m x 3.61m) Some restricted head height. Window to front elevation. Walk-in wardrobe.

#### BEDROOM SIX

27' 1" x 11' 1" (8.25m x 3.38m) Skylight windows to rear elevation. Some restricted head height.

#### BATHROOM

13' x 11' 10" (3.96m x 3.61m) Skylight window to side elevation. Some restricted head height.

#### REAR GARDEN

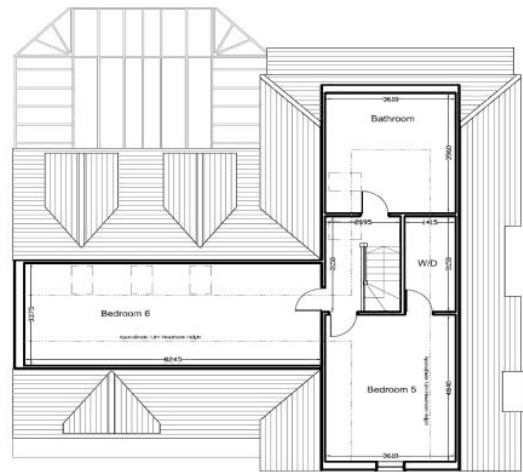
#### FRONT GARDEN

#### MORTGAGE & FINANCIAL SERVICES

If you require a mortgage to assist you in the purchase of this property or any other property please contact Andrew Gomes our Mortgage Adviser on 01277 216800 or email [andrew@balgoreshayes.com](mailto:andrew@balgoreshayes.com).



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 to 100) <b>A</b>			(92 to 100) <b>A</b>
(81 to 91) <b>B</b>			(81 to 91) <b>B</b>
(69 to 80) <b>C</b>			(69 to 80) <b>C</b>
(55 to 68) <b>D</b>			(55 to 68) <b>D</b>
(39 to 54) <b>E</b>			(39 to 54) <b>E</b>
(21 to 38) <b>F</b>			(21 to 38) <b>F</b>
(1 to 20) <b>G</b>			(1 to 20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England, Wales & N.Ireland	EU Directive 2002/91/EC		England, Wales & N.Ireland
			EU Directive 2002/91/EC



Second Floor Plan



Ground Floor Plan



First Floor Plan

