



10 Leafy Way  
Hutton  
Price guide £1,000,000

**MEACOCK & JONES**



## 10 Leafy Way, Hutton, Essex, CM13 2QW

This executive bespoke four bedroomed detached property has been extended to a very high specification to include a hand crafted inset wood kitchen, aluminium windows and bi-folds, Roca sanitaryware and seamless guttering, underfloor heating, antique engineering wood flooring, sprayed walls and ceilings and brushed chrome fittings. Situated in a lovely quiet turning, a 0.8 mile walk from Shenfield mainline railway station and shopping Broadway. The property is within the St. Martin's school catchment area.

Block paving leads up to the solid entrance door with panel to either side. Obscure glass to door and panel.

### ENTRANCE HALL

Galleried hallway with half height painted wood panelling to walls. Stairs rise to the first floor with inset lighting. LED lights to ceiling. Antique engineered wood panelled flooring. Underfloor heating to the hall and to the entire ground floor.

### GROUND FLOOR CLOAKROOM

7'11 x 7' (2.41m x 2.13m)

Fitted with a Roca suite. Wood panelling to half height. Vanity wash hand basin with marble top and bespoke wooden unit beneath. Tiled splashback. Enclosed WC. Antique engineered flooring. LED lights to ceiling. Extractor fan.

### FORMAL LOUNGE

13'3 x 7'7 (4.04m x 2.31m)

Engineered flooring with underfloor heating. This room draws light from the front through an aluminium window and also has three bi-folding doors which lead out onto the courtyard garden. LED lights to ceiling. Alarm sensor. The property has brushed chrome fittings throughout.

### KITCHEN/FAMILY ROOM/RECEPTION ROOM

33'5 max x 14'3 (10.19m max x 4.34m)

Fitted with a lovely handcrafted bespoke inset wooden kitchen units with centre island unit with Carrera marble

worktops with space to incorporate bar stools. The room runs from the front to the back of the property. Aluminium windows front and side elevations. Antique engineered flooring. Inset Rangemaster gas hob with built in extractor above. Integrated Bosch dishwasher. Integrated waste bins. Built in units house the American style fridge/freezer with dispenser. LED lights to ceiling. Pendant light to rear of the room. Aluminium French doors to the side elevation that lead out onto the garden. This area leads to the:-

### STUDY/UTILITY SPACE

7'11 x 7' (2.41m x 2.13m)

Fitted with floor to ceiling bespoke wall unit incorporating storage. Butler style sink with Carrera marble worktops. Space for washer/tumble drier. Aluminium window to the rear elevation. Aluminium door to the rear garden. Extractor fan. Underfloor heating panel. Engineered wood flooring.

### LANDING

Stairs rise to the first floor with electric velux window enjoying views to the front of the property. Half height painted wood panelling. Column radiator.

### BEDROOM ONE

13' x 10'11 max (3.96m x 3.33m max)

LED lights to the ceiling Brushed chrome fittings. Column radiator. Aluminium window to the front elevation. Lights to either side of the bed recess.

### DRESSING AREA

8'5 x 5'5 (2.57m x 1.65m)

Fitted with a velux window. Ample hanging space for clothes. Fitted with a five piece drawer unit and space for a dressing table. Further storage. Brushed chrome socket. LED lighting to ceiling. Obscure door to landing

### EN-SUITE SHOWER ROOM

8'3 x 7'1 (2.51m x 2.16m)

Fitted with white subway style tiling. Shower unit fitted with

drench head shower head and further hand held attachment. LED lights to ceiling Velux window. Extractor fan. Built in Roca WC with Roca vanity sink unit with storage below. Shaving point. Panel for underfloor heating. Wall mounted medicine cabinet. Tiled wood strip effect flooring. .

### BEDROOM FOUR

11'8 x 8' (3.56m x 2.44m)

Column radiator. Brushed chrome fitting. LED lights to ceiling. Aluminium window to the rear.

### BEDROOM THREE

13' x 9'6 (3.96m x 2.90m)

Column radiator. Brushed chrome fittings LED lights to ceiling. Aluminium window to the rear. This room looks down on the pendant for the kitchen.

### BEDROOM TWO

12'11 x 10'10 (3.94m x 3.30m)

Column radiator. Aluminium window to the front elevation. LED lights. Brushed chrome fittings. A good sized room overlooking the front of the property.

### FAMILY BATHROOM

9'8 x 5'3 (2.95m x 1.60m)

Tiled floor in wood strip effect. White subway style tiling to walls. Double sink unit with two drawer vanity unit below. Free standing bath with feature taps. White WC. Glass panelled shower unit with drench shower. Shaver point. Obscure aluminium window to the rear.

### OUTSIDE

#### REAR GARDEN

A lovely wrap around courtyard style garden with high hedging which provides good screening.

#### OUTSIDE STORAGE AREA

Storage room ideal for storing bins, bikes etc. and incorporating Megaflow and boiler.

FRONT GARDEN

Solid Oak pillars with a block paving entrance leads onto pea shingle driveway with parking for numerous vehicle.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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