



**Two Chimneys 23 Newmans Drive
Hutton Burses**

MEACOCK & JONES

Initial offers are invited in the region of £1,100,000 to £1,200,000

A most appealing extended four bedroom detached chalet style property offering bright and spacious accommodation, situated in a very pleasant cul-de-sac location on the fringes of Hutton Mount. This family home is situated on an extensive 0.2735 acre south easterly plot. In fact, the rear garden has a maximum width of 121' along the rear boundary and a depth of 62'. Offered to the market with no onward chain, the Broadway and Railway Station in Shenfield are easily accessible from a very pleasant walk through Hutton Mount.

Offers over £1,100,000



A UPVC wood effect front door with obscure glazed leaded light inserts and obscure glazed leaded light panels to either side opens to:-

Entrance Porch

A practical and useful entrance into this appealing family home. A door opens to a coats cupboard fitted with slatted shelving that provides a very useful space for storing coats and shoes. There is also a second cupboard to the opposite wall. A glazed door with panels to either side opens to:-

Entrance Hall



A bright and spacious entrance from which a painted spindle balustrade staircase rises to the first floor level. Wood effect flooring. Ornate coved cornice to ceiling. Contemporary style radiator to wall. Door to deep cupboard. Door to:-

Ground Floor Cloakroom

A deep cloakroom fitted with a close coupled WC and wall mounted wash hand basin with mixer tap and decorative tiled splashbacks. Wood effect flooring. Radiator. Coved cornice to ceiling. UPVC obscure double glazed window to side elevation.

Sitting Room 20'8" x 13'10" (6.32m x 4.23m)



A magnificent bright and spacious reception room drawing light from a UPVC double glazed leaded light bay window to the front elevation. This room is further illuminated by a UPVC double glazed window that overlooks the south easterly garden terrace and surrounding gardens beyond. A central focal point to this room is a feature limestone fireplace. Two contemporary style radiators. Ornate coved cornice to ceiling. A pair of glazed doors connect the sitting room to the kitchen/breakfast room.

Kitchen/Breakfast Room 20'4" max x 16'4" max (6.2m max x 5m max)



This is an 'L-shaped' kitchen/breakfast room that has been well appointed and fitted with a range of units that comprise base cupboards, drawers and matching wall cabinets along three walls. A contrasting long granite worktop incorporates a one and a quarter bowl stainless steel Franke sink unit with granite ribbed drainer and upstand with mixer tap. Space for cooking range with Rangemaster extractor unit fitted above. Integrated appliances to remain include a microwave oven, two refrigerators, two freezers and dishwasher. To the centre of the kitchen/breakfast room is a large island unit fitted with a matching granite top complete with overhang that

provides a breakfast bar capable of seating three/four people with ease. There is a dining area sufficiently large enough to accommodate a spacious table and chairs. Light is drawn from a pair of UPVC double glazed French doors in addition to the double glazed door also accessing the south easterly garden sun terrace and UPVC double glazed windows that face the rear and side elevations. Radiator. Wood effect flooring. Spotlights and ornate coved cornice to ceiling. Beneath the stairwell a door opens to provide a useful cupboard which has space and plumbing for a washing machine.

Family Room 14'9" x 10'9" (4.5m x 3.3m)



A most attractive reception room fitted with a UPVC double glazed leaded light bay window overlooking the extensive garden to the front which is screened from the road by tall established Red Robins and mature trees. Ornate coved cornice to ceiling. Radiator.

Bedroom One 13'9" max x 12'9" max (4.2m max x 3.9m max)



A well proportioned bedroom from which a pair of UPVC double glazed French doors lead to the garden terrace to the rear drawing the morning easterly sunshine. Windows are fitted to either side. Two contemporary style radiators. Running along two walls are a range of floor to ceiling wardrobes that provide extensive hanging and shelving space. Door to:-

En-suite Bathroom

Fitted with a tiled enclosed bath with mixer tap and wall mounted shower attachment. Wall mounted wash hand basin with mixer tap. Close coupled WC. Tiling to the floor and to full ceiling height. Chromium heated towel rail. Contemporary style radiator. Spotlights to ceiling. UPVC obscure double glazed window to side elevation.

First Floor Landing

The first floor landing is illuminated by a double glazed velux style window to the rear elevation.

Bedroom Two 21'7" max x 14'1" max (6.60m max x 4.3m max)



An "L-shaped" bedroom illuminated by a UPVC double glazed dormer window overlooking the very well screened south easterly garden to the rear. In addition there are two double glazed velux windows fitted to the side elevation. Doors open to useful eaves storage space and a desk has been fitted to one wall, which provides an excellent study area. Door to dressing room fitted with hanging rail to either wall and a feature circular double glazed window that overlooks the extensive garden to the front of the property. Additional door to:-

En-suite Shower Room

Comprises a tiled shower enclosure with wall mounted controls, vanity wash hand basin with mixer tap and cupboards below. Close coupled WC. Heated towel rail. Tiling to the floor and to full ceiling height. Spotlights and extractor fan. UPVC obscure double glazed leaded light window to the front elevation.

Bedroom Three 13'5" max x 9'6" max (4.1m max x 2.9m max)



A most pleasant bedroom providing centrally elevated views of the surrounding south easterly gardens. Running along an entire wall are floor to ceiling wardrobes that provide extensive and deep storage space. Radiator with decorative cover.

Bedroom Four 15'3" max x 10'2" max (4.65m max x 3.1m max)

A good size bedroom that could accommodate a double bed, if required. Double glazed velux style window to the rear elevation. Door to built-in cupboard fitted with hanging rail. Contemporary style radiator. Doors open to useful eaves storage space.

Family Bathroom

Contains a panel enclosed bath with mixer tap and hand-held shower attachment, vanity wash hand basin with mixer tap and cupboards below. Close coupled WC. Tiled shower enclosure. Heated towel rail. Tiling to the floor and to full ceiling height. Spotlights to ceiling. Extractor fan. UPVC obscure double glazed window to front elevation.

Rear Garden



The rear garden is a particularly attractive feature. As previously mentioned the rear garden has a south easterly elevation so is in sunshine through virtually the entire day. The plot is very generous and measures 0.273 acre. Across the rear of the property is a paved terrace that provides an excellent space for garden parties and summer barbecues. Steps descend to an extensive lawn area and the garden is screened on all three boundaries by mature tall laurel hedgerow. The garden has a maximum width of 121' along the rear boundary and a depth of 62'. To the far corner an arch within the laurel hedging opens to a concealed area fitted with a garden shed, which is to remain. Additional garden shed adjacent to the garage. A wrought iron gate leads from the garden terrace to the front garden.

Front Garden



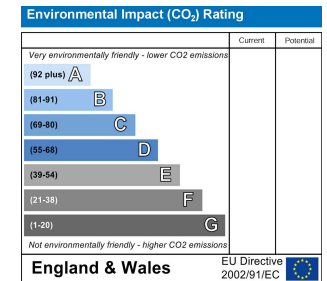
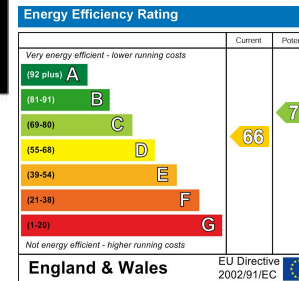
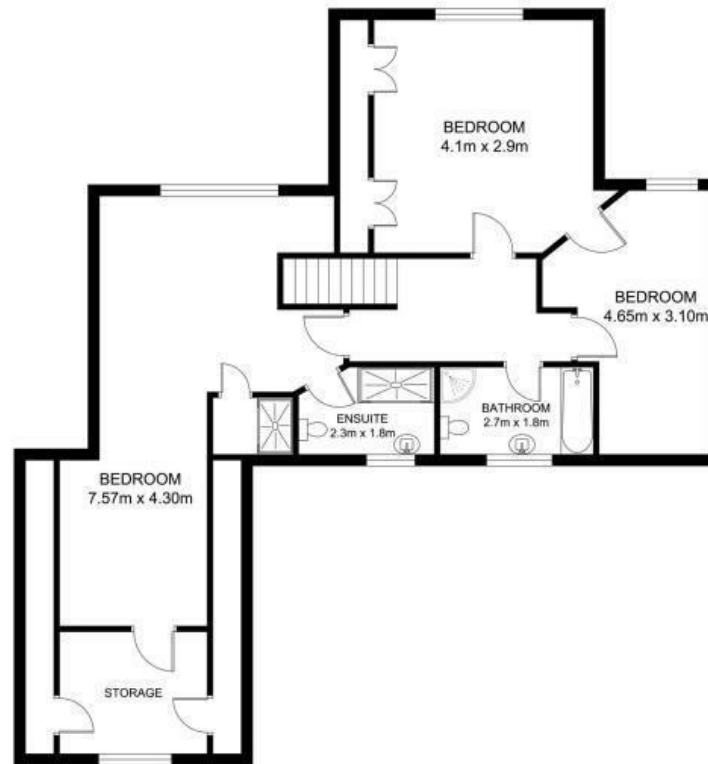
The property is set well back from the road and accessed by a deep shingle driveway that provides off street parking for numerous vehicles. The remainder of the garden has been laid to lawn with brick edging and as previously mentioned is screened by Red Robins and mature hedgerow, that provides privacy and seclusion from the road. Access to garage.

Garage

The garage is accessed through obscure glazed sliding timber doors and has internal dimensions of 23'4 x 8'10. Additional double glazed door to the side and adjacent are timber doors that open to the rear garden sun terrace. Window fitted to rear elevation. The garage accommodates the fuse box and meters, Fitted with power and light.







Measurements are approximate. Not to Scale. Illustrative purposes only