



BEN ROSE

Hewitt Close, Hutton, Preston

£585,000

Ben Rose Estate Agents are pleased to present to market this stunning, four-bedroom detached property, situated towards the end of an exclusive development in the sought-after area of Hutton. This beautiful family home offers generous indoor and outdoor spaces, perfect for modern living, with picturesque views over a nearby field. Nestled in a tranquil setting, the home is conveniently close to local village amenities, including shops and schools right on your doorstep. The property also benefits from excellent travel links, offering easy access to both Preston city centre and Southport, making it ideal for commuters and families alike.

As you step inside, you are welcomed by a spacious reception hall that grants access to the majority of the ground floor rooms. To your immediate right is a convenient WC, while to the left, you'll find a well-proportioned study, perfect for those who work from home. Moving forward, the expansive lounge/diner serves as the heart of the home, featuring a charming fireplace and patio doors that open out onto the garden, creating a seamless blend of indoor and outdoor living. Adjacent to this is the modern fitted kitchen/diner, complete with integrated appliances and ample space for dining. Just off the kitchen is a utility room, equipped with a wine cooler and offering convenient side access to the outdoors. The ground floor is further complemented by an orangery, offering a versatile space that could be used as a second sitting room or playroom, with direct access to the rear garden.

Ascending to the first floor, you are greeted by a gallery landing that leads to four generously sized bedrooms. The master bedroom is a true retreat, boasting a three-piece en-suite shower room for added privacy. The remaining three bedrooms are all well-sized, making them perfect for family members or guests. A stylish four-piece family bathroom serves the other bedrooms, featuring both a bath and a separate shower.

Externally, the property offers a dual driveway leading to a detached double garage, which also features an EV charging point. The front garden is well-maintained, with a neat lawn that overlooks the nearby field, enhancing the home's attractive curb appeal. To the rear, the garden is a true haven of tranquility, surrounded by tall, mature trees and shrubs that provide added seclusion. A large central lawn and a patio seating area offer the perfect space for outdoor entertaining or simply enjoying the peaceful surroundings.

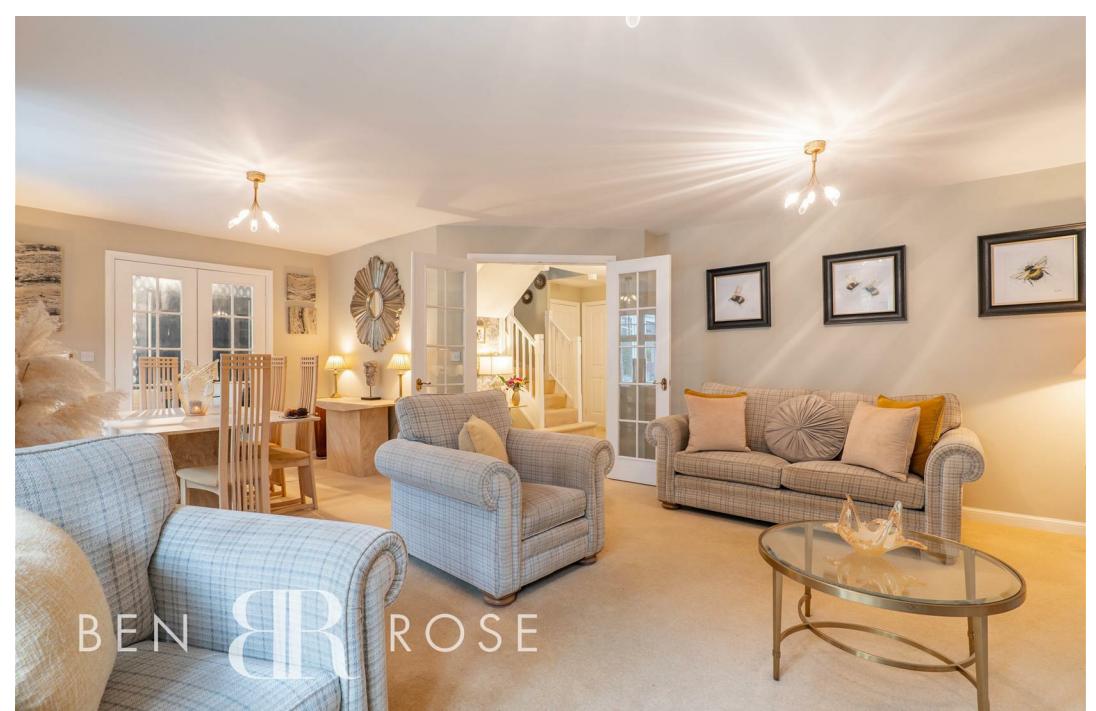
This exceptional home combines luxury, comfort, and convenience, making it the perfect choice for any discerning buyer.



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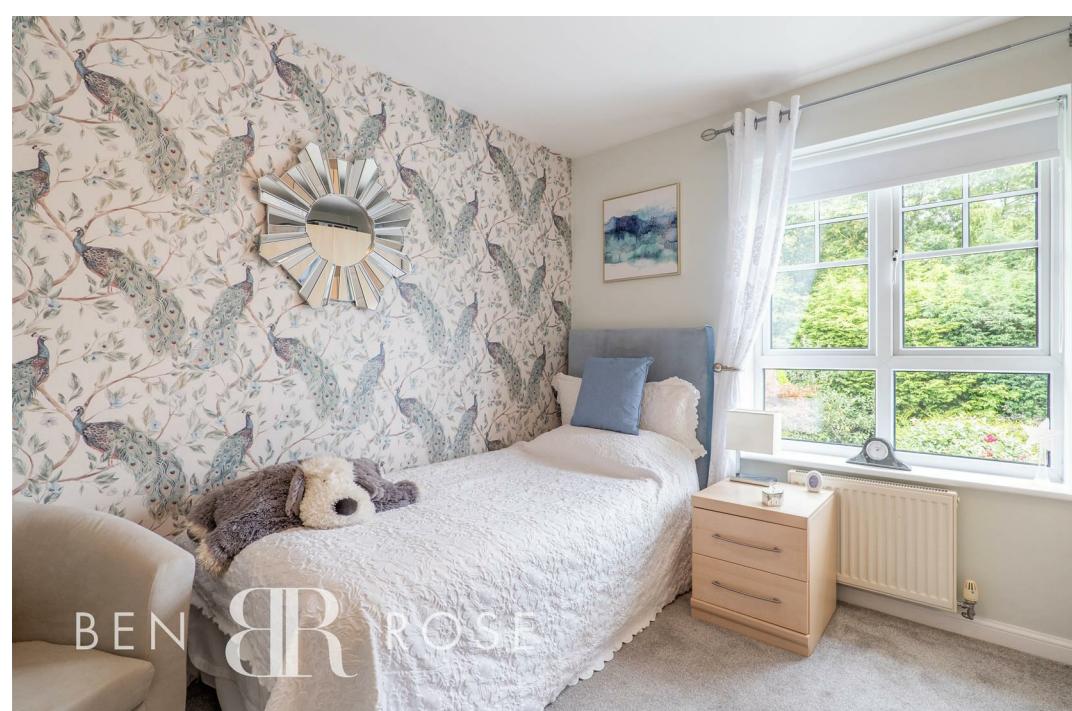
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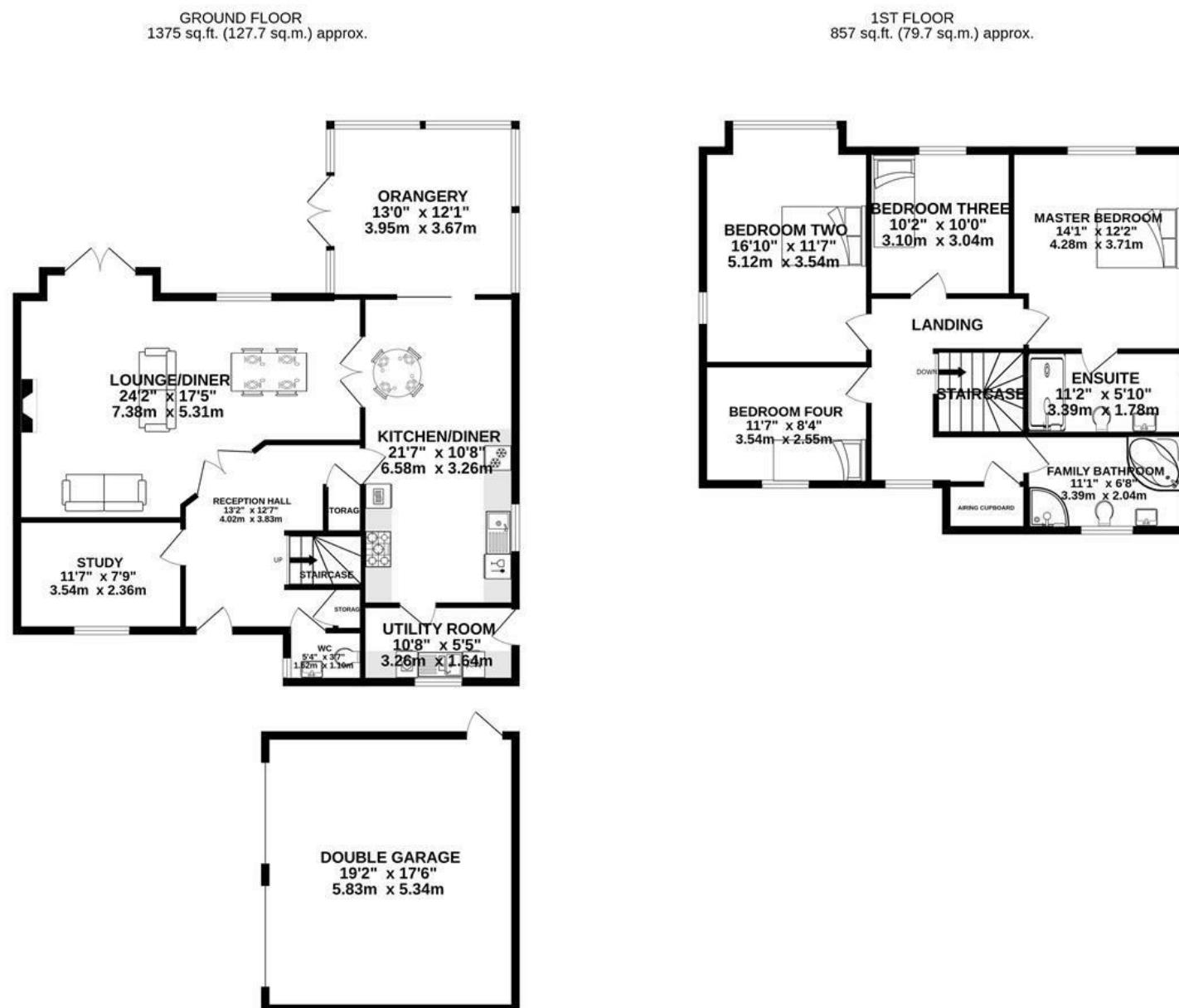
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TOTAL FLOOR AREA: 2232 sq.ft. (207.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

