



## 8 Top Acre, Hutton

Preston

Offers Over **£375,000**



## 8 Top Acre

Hutton, Preston

Stylish detached 3-bed bungalow with modern interior, spacious living, large driveway, garage, and private landscaped garden. Ideal for families or entertaining. Book your viewing today.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Modern kitchen with integrated appliances
- Off-road driveway parking
- Landscaped garden with patio and decking
- Wood burning stove and modern fireplace
- Energy-efficient feature, benefitting from installed Solar Panels
- Fully comprehensive buyers information pack with searches

### Entry

Entrance porch. Door to lounge.

### Living Room

Log burner. Window to front.

### Kitchen

Good range of eye and low-level units. Features sink with 'Quooker' hot water tap. Integrated appliances include dishwasher, washing machine, full sized fridge. Quartz worktops. Window to front and side.

### Hallway

Access to fully boarded loft.

### Bedroom 1

Fitted wardrobes. Window to rear.

### Bedroom 2

Fitted wardrobes with overhead storage. Window to rear.

### Bedroom 3

Window to side.

### Bathroom

Three piece suite including walk-in shower cubicle. Wall mounted wash hand basin. Tiled floor. Tiled walls. Window to rear.

### Garage

Detached single garage. Window to rear.



## GARDEN

Private north facing garden to rear. Mainly laid to lawn. Mature hedges boarding. Patio and decking area for outdoor entertaining.

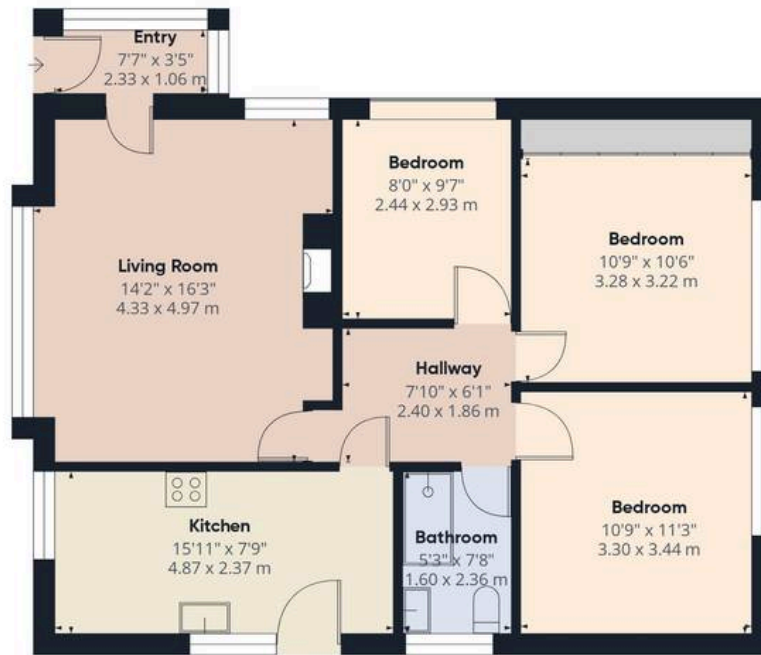
## DRIVEWAY

5 Parking Spaces

Dedicated off-road parking for up to 5 vehicles.







Ground Floor Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

978 ft<sup>2</sup>

90.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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