

FOR SALE

31, Spencer Road, Whitley, WN1 2QR

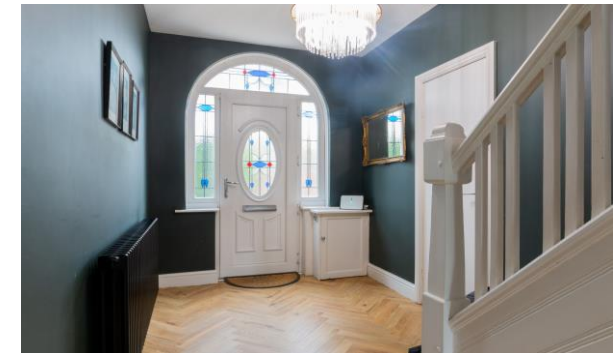
REGAN & HALLWORTH  
The Professional Estate & Letting Agents

ESTD  
1996



## 31, Spencer Road, Whitley, WN1 2QR

*Quality 1930s detached family home with rear extension & stunning landscaped garden*



- Stunning 1930s detached home
- Extended to the rear
- Recently modernised throughout
- Superb landscaped plot
- 3 bedrooms / 3 reception rooms
- High spec fitted kitchen
- Sought after setting
- 1728 SQFT

Enviably located along the highly prized & prestigious Spencer Road in Whitley & totalling a very sizeable 1728 square feet of beautiful period living space which has been significantly enhanced over recent years - this eye-catching & impressive detached family home dates back to the 1930s and is brimming with lots of pretty features such as high coved ceilings, large rounded bay windows and elegant fireplaces, all perfectly blended with a very contemporary & stylish finish that mean buyers can simply move in and start unpacking. Bought around 3 years ago, our clients have much improved the property over that time. The home was fully re-wired & then completely re-plastered, a highly efficient central heating boiler was installed & all the radiators replaced. All new floorings have been laid and the property freshly decorated, plus a high spec stylish fitted kitchen was installed. The home had already been significantly extended both to the side and the rear, resulting in a very family-friendly & spacious layout that needs internal viewing to be fully appreciated. The property in brief comprises; a main hallway with wc / cloaks, a large main lounge with feature bay window with trendy Herringbone floor, a spacious dining room, plus the luxury fitted kitchen which leads into a possible 4th bedroom / home office / snug at the rear which itself has benefitted from a stunning new picture window. The kitchen itself is finished with quartz worktops plus a range of NEFF integrated appliances. Upstairs the home boasts three generously sized bedrooms plus a modern principal bathroom suite. Externally the home sits back off the road & benefits from considerable frontage and ample off road parking via the beautiful block paved driveway with wooden & iron gates, plus access to the generous attached garage (which itself offers potential to be converted into additional living space / partitioned and turned into a utility room, should clients wish). To the rear the exceptional landscaped garden is large, mature and notably private, plus is well stocked with raised beds, a superb Indian Stone patio areas & lighting, plus because of the south facing aspect, the rear enjoys sun all day. In the rear garden there is also a timber framed outbuilding which has a new roof, insulated walls & is cedar clad. Locally, the home rests close to the picturesque Haigh Hall Plantations, plus Swinley's numerous bars, cafes & eateries. Early viewings are highly recommended on this superb family home.



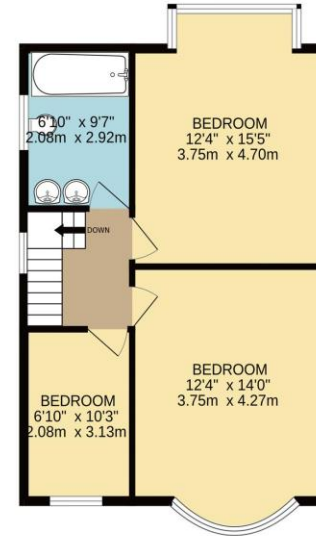
OUTBUILDING  
195 sq.ft. (18.1 sq.m.) approx.



GROUND FLOOR  
888 sq.ft. (81.8 sq.m.) approx.

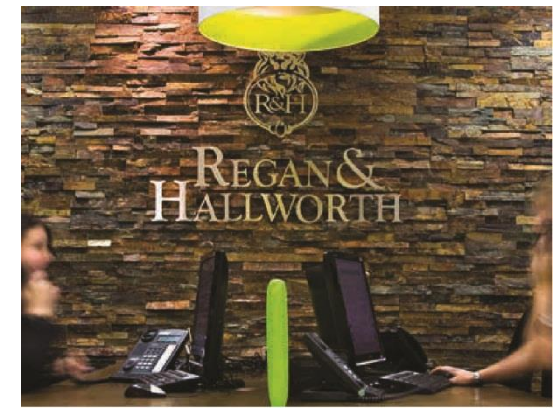


1ST FLOOR  
545 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 1728 sq.ft. (160.5 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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