



Freehold



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EPC



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Council Tax

E

Venables Drive, Spital

Guide Price
£450,000

****OPEN TO OFFERS**** WOW... and Wow again! This is a deceptive family home which has been well extended and tastefully finished to provide spacious, free flowing accommodation with a number of extras including separate home office, garage with workshop and good size gardens. This is not to be missed and a viewing is advised.

Approach

Well positioned for local amenities including shops and transport links which are within walking distance and ideal if your children attend Poulton Lancelyn Primary School.

Sitting on a wide plot and well set back from the road with a large front lawn, well stocked border on the left with mature trees and ample parking on the right. The property will surprise you in any ways and the first being its striking impression, contemporary with its timber panelling, crisp render and contrasting Grey windows and doors.

The Accommodation

A composite an contemporary door opens into the hallway where you will see how this property has been adapted. Filled with natural light enjoying a dua aspect to the front and side with space for a chair or possible desk, access to principle rooms and stairs to the upper floor.

Something extra

On the right of the hall you will find a separate room which offers flexibility and currently used as a salon but could easily be the home office. Aspect to the side and internal window allowing borrowed light from he hall.

Lounge

A well proportioned room with a full height window to the front allowing natural light pour in, contemporary finish with feature wall with timber panelling and open to:

The USP

This is the HUB of the house and what a great space!

The living kitchen diner spans the full width of the property with 2 large windows to the rear and side whilst you will find French doors leading into the conservatory which enjoys the aspect over the garden with French doors opening onto the patio.



The Kitchen

Fitted on the right hand side, providing a wide range of units finished in Grey with stunning copper effect detailing, contrasting worktops and a large island with built in storage and hob. You will also find an eye level oven, dishwasher and washing machine. Open to

Utility Area

Providing space for American style Fridge Freezer, additional units and under stairs store with external door to side. Connecting door back into the hall.

Making your way upstairs

The landing provides access to principle rooms.

Master Suite

Jaw dropping-ly good! Forming part of the extension and spanning the full width of the property, filled with natural light benefitting from 3 large windows. The spacious en-suite is stunning with its contemporary white suite which includes a large walk-in shower, wash basin with vanity and WC... not forgetting the underfloor heating.

Bedrooms

3 further bedrooms which include two doubles with built in storage and a spacious single.

Bathroom & WC

A separate bathroom and WC with a white suite.

Garden

Private, mature and a great size for the family. A raised Astro turf area to the immediate rear which continues to the side and provides seating space whilst the majority is laid to lawn with well stocked borders and fence boundaries.

Garage

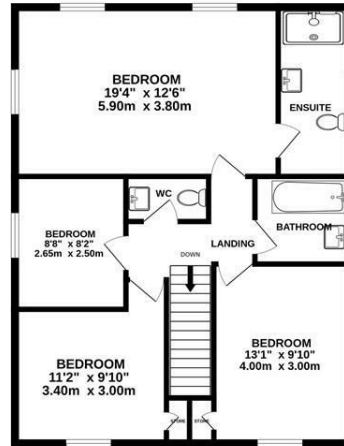
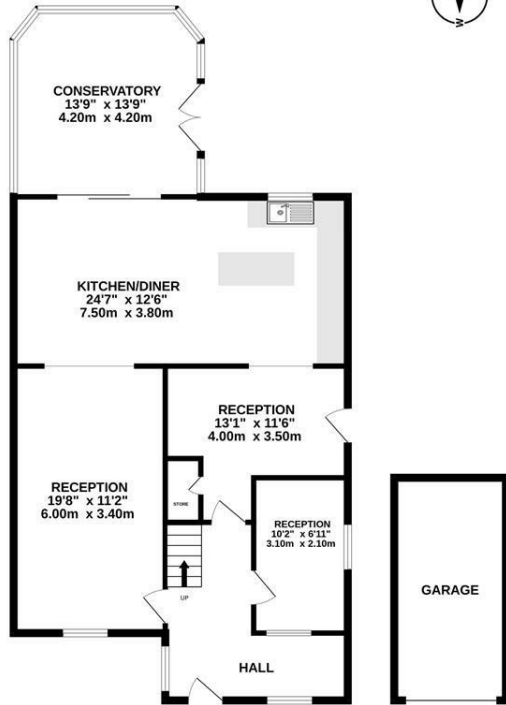
With up and over door to the front, electric light and

power whilst also providing further storage / workshop space to the rear of the garage. UV charging point to the front.



GROUND FLOOR
1178 sq.ft. (109.4 sq.m.) approx.

1ST FLOOR
790 sq.ft. (73.4 sq.m.) approx.



TOTAL FLOOR AREA: 1968 sq.ft. (182.8 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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