



Heronpark Way, Spital

£500,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this exquisite and modern detached home nestled in the heart of a highly sought-after area! As you step into the elegant reception hall, leading to a captivating gallery landing you'll immediately sense the sophistication and style that defines this residence. The ground floor also boasts a convenient downstairs WC. The home unfolds with a beautifully designed lounge, providing a cosy retreat for relaxation, and an adjacent dining room, perfect for entertaining friends and family. The smart fitted kitchen dining room is a chef's delight, seamlessly blending contemporary aesthetics with practical functionality. A versatile utility room/home office and a garage space enhance the convenience of daily living. Ascending the stylish, glass and oak staircase, you'll discover four bedrooms, each radiating comfort and charm. The main bedroom is a true sanctuary, featuring an en-suite adorned with a luxurious Jacuzzi bath and a walk-in wardrobe, providing ample storage space. The third bedroom has an en-suite WC, emphasising thoughtful design for modern living. A well-appointed family bathroom completes the upper level. The exterior of this property is equally impressive. A generous driveway at the front offers off-road parking for several cars, ensuring convenience for residents and guests alike. To the rear, a delightful garden awaits, basking in a sunny south-westerly aspect. The garden boasts a garden room with power and light, creating an ideal space for relaxation or entertaining. A hot tub room with a changing room adds a touch of luxury to your outdoor experience, while a separate storage room caters to your practical needs. This contemporary home seamlessly combines style, comfort, and functionality, offering a lifestyle of modern elegance. Don't miss the opportunity to make this stunning property your new home! Council tax band E. Freehold.



Entrance
6'4" (1.93m) x 4'3" (1.3m)
Downstairs WC
5'8" (1.73m) x 4'0" (1.22m)
Hallway
20'5" (6.22m) Max x 9'9" (2.97m)
Lounge
16'7" (5.05m) x 12'8" (3.86m)
Dining Room
14'7" (4.45m) x 11'7" (3.53m)
Kitchen Dining Room
21'2" (6.45m) x 11'4" (3.45m) Max
Utility Room/Home Office
11'7" (3.53m) x 8'1" (2.46m)



Bedroom One
12'9" (3.89m) x 12'0" (3.66m) Max
En-Suite
7'9" (2.36m) x 5'9" (1.75m)
Bedroom Two 10'1" (3.07m) x 9'10" (3m) To Wardrobe
En-Suite WC
8'1" (2.46m) Max x 4'9" (1.45m)
Bedroom Three
10'9" (3.28m) x 8'4" (2.54m)
Bedroom Four
7'11" (2.41m) x 7'3" (2.21m)
Bathroom
7'6" (2.29m) x 5'11" (1.8m)
Garage Space
7'7" (2.31m) x 8'5" (2.57m)





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and apparatus shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 02021

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(82 Plus) A		
(81-91) B		
(69-80) C	76	81
(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	

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