



Venables Drive, Spital

£375,000 Offers Over

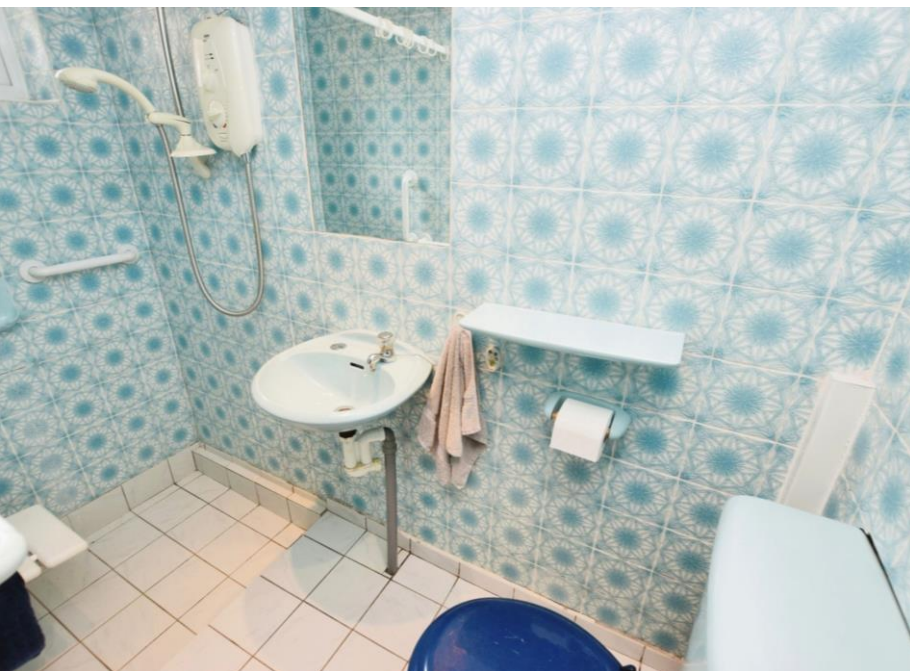


LESLEY HOOKS
ESTATE AGENTS





360 VIRTUAL TOUR Welcome to this charming detached house nestled on a generously sized plot along one of Spital's most sought-after roads. With its enviable position offering a fantastic open aspect overlooking lush farmer's fields at the rear, this light-filled home is sure to capture your heart. Stepping inside, you'll find a space brimming with potential, perfect for those eager to infuse their personal touch into their living space. The layout is both practical and inviting, featuring a hallway, convenient downstairs shower room, a spacious lounge seamlessly flowing into the dining room, a well-equipped kitchen, and an additional sitting room. Upstairs, the charm continues with three spacious double bedrooms, each adorned with fitted wardrobes for ample storage. The master bedroom also boasts a convenient wash hand basin, ensuring both comfort and functionality. Completing the upper level is a modern bathroom and a separate WC, offering convenience for busy households. Outside, the property impresses further with one of the longest driveways in the area, leading to a double length garage, providing ample parking space. To the rear, a delightful garden awaits, basking in the southern sunlight and offering serene views of the surrounding countryside. With the added bonus of combi fired gas central heating and double glazing, this home promises comfort and efficiency year-round. Plus, with no onward chain, the transition to your new abode couldn't be smoother. Don't miss the opportunity to make this idyllic property your own and create lasting memories in a truly special setting. Council tax band E. Freehold.



Hallway

11'6" (3.51m) Max x 8'6" (2.59m) Max

Downstairs Shower Room

7'6" (2.29m) x 4'6" (1.37m)

Lounge

18'8" (5.69m) x 10'9" (3.28m)

Dining Room

12'1" (3.68m) x 9'0" (2.74m)

Sitting Room/Home Office

8'2" (2.49m) x 6'4" (1.93m)

Kitchen

11'8" (3.56m) x 8'0" (2.44m)



Bedroom One

18'8" (5.69m) Into Wardrobe Recess x 12'2" (3.71m) Max

Bedroom Two

12'4" (3.76m) Into Wardrobe Recess x 9'11" (3.02m)

Bedroom Three

12'4" (3.76m) x 10'11" (3.33m)

Bathroom

6'3" (1.91m) x 5'11" (1.8m)

Separate WC

6'2" (1.88m) x 2'9" (0.84m)

Garage

29'0" (8.84m) x 8'11" (2.72m)





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(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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