



# Tanar Close, Spital

£475,000 offers over



**LESLEY HOOKS**  
ESTATE AGENTS





Welcome to your dream home! This detached property is up for sale and in immaculate condition, just waiting for someone to move in and start making memories. With its modern design and unique features, this home is a true gem that's just begging to be discovered. Enter into a world of comfort and style with four double bedrooms, the primary room has a recently refurbished en-suite and comes with built-in wardrobes. The bedrooms are spacious, offering plenty of room for your family to relax and unwind. The heart of this home is undoubtedly the kitchen. Recently refurbished with modern appliances, it's a culinary dream come true! Whether you're an aspiring home cook or an experienced chef, this kitchen will inspire you to create mouthwatering masterpieces. The property boasts three reception rooms, two of which offer stunning views of the large southerly garden. One room has direct access to the garden, making it the perfect spot for summer BBQs, family gatherings, or simply enjoying a quiet cup of coffee in the morning. Speaking of the garden, it's a green oasis that will delight any nature lover. Large, lush, and facing south, it's bathed in sunlight during the day. And let's not forget the utility room – a practical feature that will make your everyday life easier. The location of this property is nothing short of perfect. With public transport links, nearby schools, and local amenities all within close proximity, everything you need is practically on your doorstep. This makes the property ideal for families. In a nutshell, this property is more than just a house; it's a home. It's a place where you can watch your family grow, entertain friends, and create a lifetime of memories. Don't miss out on this incredible opportunity. Schedule a viewing today and prepare to fall in love with your new home!



**Porch**  
3'1" (0.94m) x 6'4" (1.93m)  
**Hallway**  
11'6" (3.51m) x 5'11" (1.8m) Max

**WC**  
6'2" (1.88m) x 2'8" (0.81m)

**Office**  
8'11" (2.72m) x 7'2" (2.18m)

**Lounge**  
19'11" (6.07m) x 11'2" (3.4m)

**Dining Room**  
11'2" (3.4m) x 11'3" (3.43m)

**Kitchen**  
15'8" (4.78m) x 8'0" (2.44m)

**Utility**  
7'2" (2.18m) x 8'0" (2.44m)

**Bedroom One**  
11'6" (3.51m) Max x 12'5" (3.78m) Max

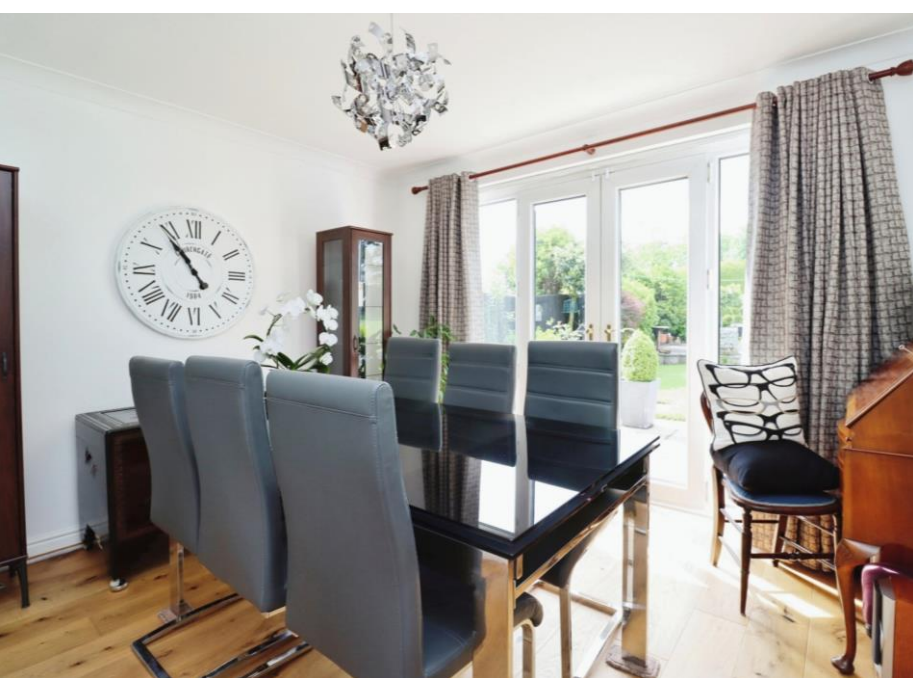
**En Suite** 5'0" (1.52m) x 7'11" (2.41m)

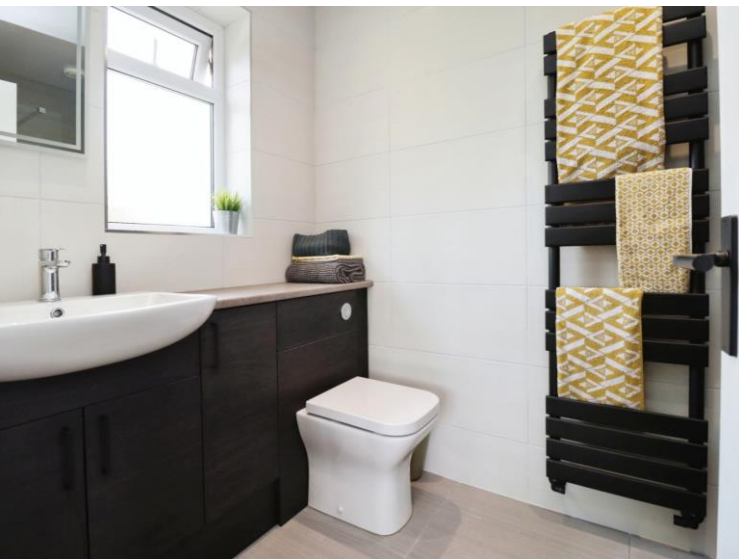
**Bedroom Two**  
14'0" (4.27m) x 8'2" (2.49m)

**Bedroom Three**  
12'5" (3.78m) Max x 10'2" (3.1m) Max

**Bedroom Four**  
9'7" (2.92m) x 8'0" (2.44m) Max

**Bathroom**  
5'7" (1.7m) x 6'9" (2.06m)

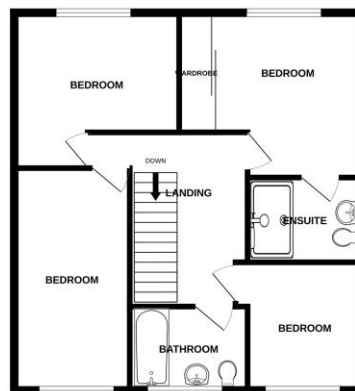
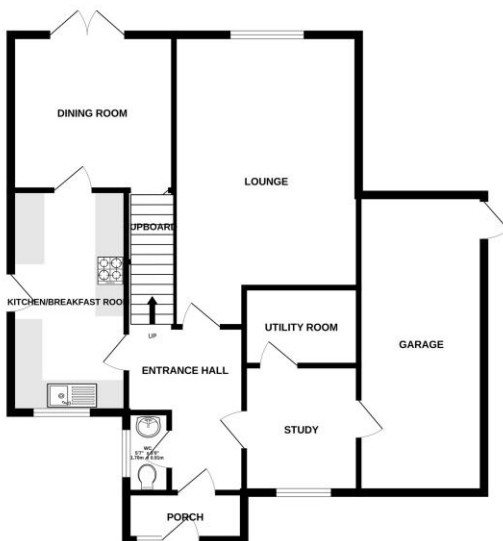






GROUND FLOOR

1ST FLOOR



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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Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.