



# Dibbins Hey, Spital

£425,000



**LESLEY HOOKS**  
ESTATE AGENTS







Welcome to this immaculately presented, bright, and airy detached home, nestled in the highly sought-after area of Spital. Featuring uPVC double glazing and efficient combi gas central heating, this charming property offers everything a modern family could desire. As you enter the hallway, you're greeted by a convenient downstairs WC, leading into a spacious lounge, complete with a cosy feature fireplace. A door connects the lounge to the dining room, which seamlessly flows into the light-filled conservatory, offering lovely views of the delightful garden. The well-designed kitchen breakfast room boasts sleek granite work tops, a built-in breakfast table, and a walk-in pantry for extra storage. Upstairs, you'll find four generously sized bedrooms, with the master bedroom featuring stylish built-in sliding wardrobes. The contemporary family bathroom includes a three-piece suite with a shower and a handy shower screen over the bath. Outside, the front of the property offers a driveway with off-road parking for several cars, leading to the garage. The rear garden enjoys a southerly aspect and is a true gem, featuring a patio area, a sun deck for relaxing, a greenhouse for gardening enthusiasts, and a majestic oak tree as a centre piece. Ideally situated, this home is just a short stroll from local shops, reputable schools, and convenient transport links, making it the perfect place for family life. Council tax band E. Freehold.



**Hallway**

8'11" (2.72m) x 3'7" (1.09m)

**Downstairs WC**

5'1" (1.55m) x 3'3" (0.99m)

**Lounge**

20'4" (6.2m) Max x 16'10" (5.13m) Max

**Dining Room**

11'5" (3.48m) x 8'4" (2.54m)

**Conservatory**

16'0" (4.88m) x 9'5" (2.87m)

**Kitchen Breakfast Room**

14'10" (4.52m) x 8'6" (2.59m)

**Pantry**

7'9" (2.36m) x 2'9" (0.84m)



**Bedroom One**

17'3" (5.26m) Into Wardrobe Recess x 11'10" (3.61m)

**Bedroom Two**

11'11" (3.63m) x 8'8" (2.64m)

**Bedroom Three**

11'6" (3.51m) x 9'0" (2.74m)

**Bedroom Four**

8'9" (2.67m) x 8'6" (2.59m)

**Bathroom**

8'1" (2.46m) x 5'5" (1.65m)

**Garage**

20'0" (6.1m) x 8'2" (2.49m)





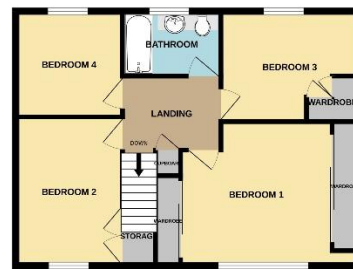




GROUND FLOOR



1ST FLOOR



Whilst every effort 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. The plan is for illustrative purposes only and should be used as a guide only 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. Made with Nevegraph 02/2024

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