



Dutton Drive, Spital

£250,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this charming detached home, perfectly situated in the sought-after residential area of Spital. Just a short stroll from excellent local primary, secondary, and grammar schools, this property is ideal for families. Inside, you'll find a warm and inviting layout, featuring a bright lounge, a spacious dining room, and a lovely sun room that fills the space with natural light. The fitted kitchen offers both style and practicality. Upstairs, there are three double bedrooms and a modern three-piece bathroom with a shower over the bath. Outside, the property boasts a driveway with off-road parking leading to a garage. The delightful rear garden is perfect for relaxing or entertaining, with a well-maintained lawn and a patio area to enjoy outdoor living. With uPVC double glazing and combi fired gas central heating, this wonderful home offers both comfort and convenience in a fantastic location. Don't miss out on this fantastic opportunity! Council tax band D. Freehold. Ultra fast broadband.



Porch

3'1" (0.94m) x 3'0" (0.91m)

Lounge

21'2" (6.45m) x 10'9" (3.28m)

Dining Room

13'6" (4.11m) x 7'11" (2.41m)

Sun Room

10'6" (3.2m) x 12'2" (3.71m)

Kitchen

11'5" (3.48m) x 7'5" (2.26m)



Bedroom One

14'3" (4.34m) x 10'4" (3.15m)

Bedroom Two

11'0" (3.35m) x 7'9" (2.36m)

Bedroom Three

10'8" (3.25m) Into Wardrobe Recess x 8'8" (2.64m)

Bathroom

7'9" (2.36m) Max x 7'11" (2.41m) Max





GROUND FLOOR

1ST FLOOR



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