



## 20 Spindle Close

Hollington Grange Development, ST6 6UH



**Offers over £199,950**

Here at Carters we are excited to welcome to the market this warm and welcoming modern family home on Spindle Close, located on the Hollington Grange Development.

\*\*\*\*THIS IS A FANTASTIC OPPORTUNITY FOR FIRST TIME BUYERS!\*\*\*\*

Upon entering the property you are welcomed into a spacious open plan kitchen / dining space with a modern finish. There is handy storage space and a separate downstairs w.c. The inviting living room serves as a central hub for family gatherings and entertaining guests, creating a warm and welcoming atmosphere.

Heading up the stairs, there are three generous bedrooms, with an en suite shower room to the master bedroom and a family bathroom.

One of the standout features of this townhouse is the parking provision, accommodating up to two vehicles, which is a valuable asset in this area. The location itself is ideal, offering easy access to local amenities, schools, and transport links, making it a practical choice for everyday living.

This property presents an excellent opportunity for those looking to settle in a friendly community while enjoying the benefits of a well-designed home. Whether you are a first-time buyer or seeking a family residence, this townhouse on Spindle Close is certainly worth considering.

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## Entrance Hall

Composite entrance door to the front elevation.

Access to the stairs. Radiator.

## Kitchen / Dining Area

11'6" x 12' (3.51m x 3.66m)

UPVC double glazed window to the front elevation with fitted shutter blinds.

Fitted kitchen with a modern matte finish and a range of wall, base and drawer units. Laminate work surfaces. Stainless steel sink with mixer tap. Electric built in double oven. Built in four ring gas hob. Built in extractor fan. Glass splashback. Space for a fridge freezer. Space for a washing machine. Space for a dishwasher. Built in under stairs storage cupboard. Radiator. Dining Space. Vinyl flooring.

## Living Room

14'8" x 11'10" (4.47m x 3.61m)

UPVC double glazed french doors to the rear elevation with fitted blinds.

Radiator. TV ariel point.

## W.C

4'10" x 3'2" (1.47m x 0.97m)

Mid level w.c. Pedestal wash hand basin with tiled splashback.

Extractor fan. Radiator. Vinyl flooring.

## Stairs and Landing

Access to the loft.

Radiator.

## Bedroom One

11'11" x 11'10" (3.63m x 3.61m)

UPVC double glazed window to the front elevation with fitted shutter blinds.

Fitted wardrobes. Radiator. TV ariel point.

## En Suite

4'10" x 5'11" (1.47m x 1.80m)

UPVC double glazed window to the front elevation.

Shower enclosure with wall mounted shower. Pedestal wash hand basin. Low level. Partially tiled walls. Extractor fan. Radiator. Vinyl flooring.

## Bedroom Two

8'5" x 10'6" (2.57m x 3.20m)

UPVC double glazed window to the rear elevation.

Radiator.

## Bedroom Three

5'11" x 7'7" (1.80m x 2.31m)

UPVC double glazed window to the rear elevation.

Radiator.

## Bathroom

5'5" x 8'5" (1.65m x 2.57m)

Three piece fitted bathroom suite comprising of; panel bath, pedestal wash hand basin and mid level w.c. Partially tiled walls. Extractor fan. Radiator. Vinyl flooring.

## Externally

To the front of the property is a tarmac driveway providing off road parking for two vehicles.

To the rear is a lawned garden with a paved patio area. Gate providing access to the front of the property. Outside tap.

## Additional Information

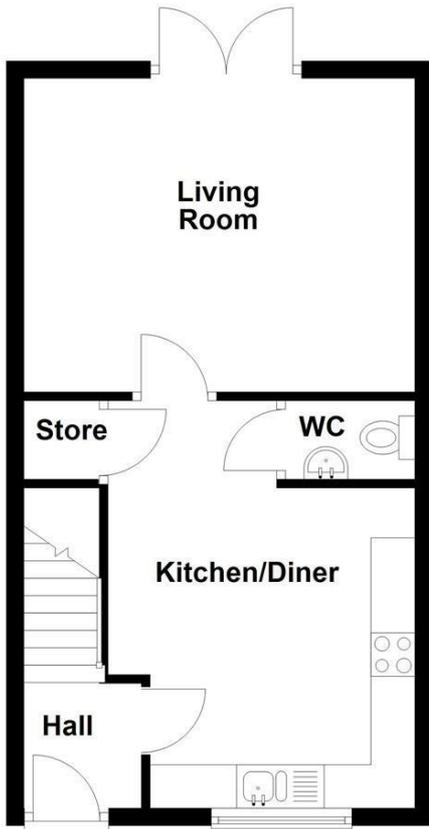
Freehold. Council Tax Band B.

Total Floor Area: 818 sq ft / 76 sq m.

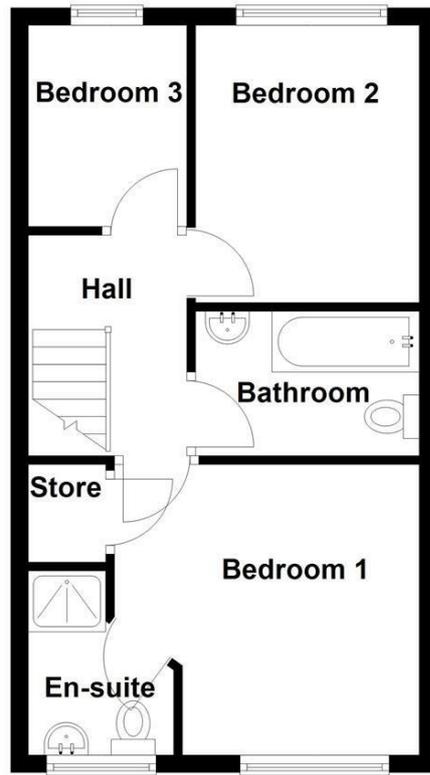
## Disclaimer

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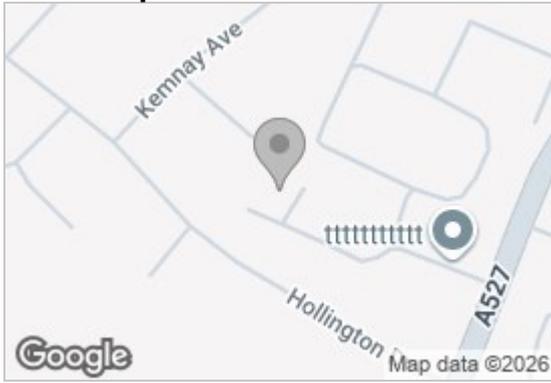
Ground Floor



First Floor



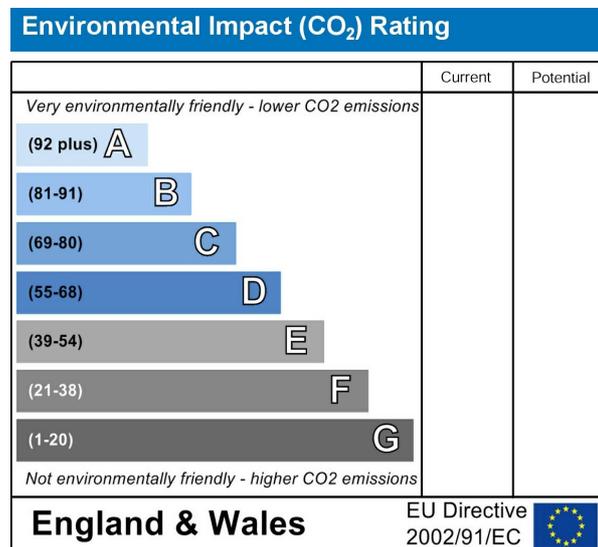
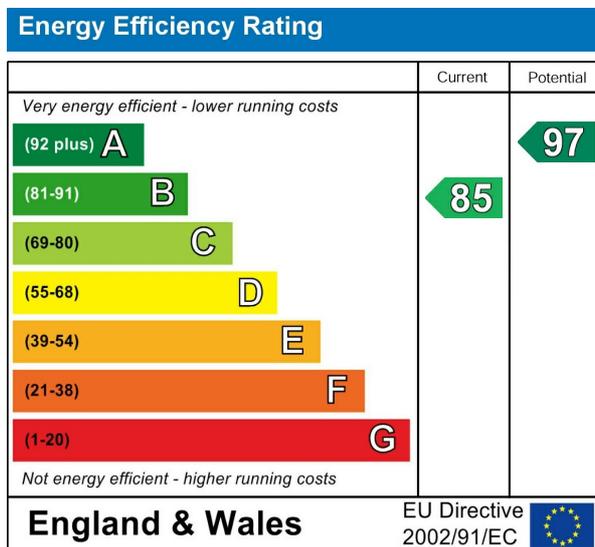
## Road Map



## Hybrid Map



## Energy Efficiency Graph



## Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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