



Burdett Avenue, Spital

£280,000



LESLEY HOOKS
ESTATE AGENTS





Sometimes a house comes along that just ticks every box — and this one does exactly that. Immaculately presented from the moment you step through the door, this is a home that's ready and waiting for its next chapter, whether that's your very first step onto the property ladder or the perfect fit for family life. Step inside and the hallway sets the tone — bright, welcoming, and leading you straight through to a lounge that's flooded with natural light thanks to a lovely box bay window. It's the kind of room that begs for a Sunday afternoon with the papers and a cuppa. Through to the heart of the home, and the smart fitted kitchen dining room is where the magic really happens — sleek, functional, and with plenty of space for the whole family to gather round the table. And just beyond it, a gorgeous conservatory awaits, the perfect spot for your morning coffee or an evening glass of wine as you watch the garden change with the seasons. Upstairs, you'll find three well-proportioned bedrooms, offering flexibility whether you need space to grow, a home office, or simply a peaceful spot to unwind. The fully tiled shower room is stylish and fresh — no updating required here, just move in and enjoy. Outside, practicality meets prettiness. To the front, a driveway offers welcome off-road parking — no more circling the block. To the rear, a delightful garden with a patio area gives you the perfect space for alfresco dining, a spot of gardening, or simply letting the kids (or the dog!) run wild. And location? It couldn't be better. With local primary, secondary, and grammar schools all within walking distance, this is a home that grows with you and your family for years to come. Homes like this — genuinely immaculate, genuinely ready to go — don't hang around. Get in touch today to arrange your viewing before someone else snaps it up! Council tax band C. Freehold.



Hall

6'9" (2.06m) x 3'5" (1.04m)

Lounge

17'0" (5.18m) x 11'5" (3.48m)

Kitchen Dining Room

14'7" (4.45m) x 9'0" (2.74m)

Conservatory

15'6" (4.72m) x 12'6" (3.81m)

Bedroom One

13'9" (4.19m) x 8'4" (2.54m)

Bedroom Two

10'6" (3.2m) x 8'4" (2.54m)

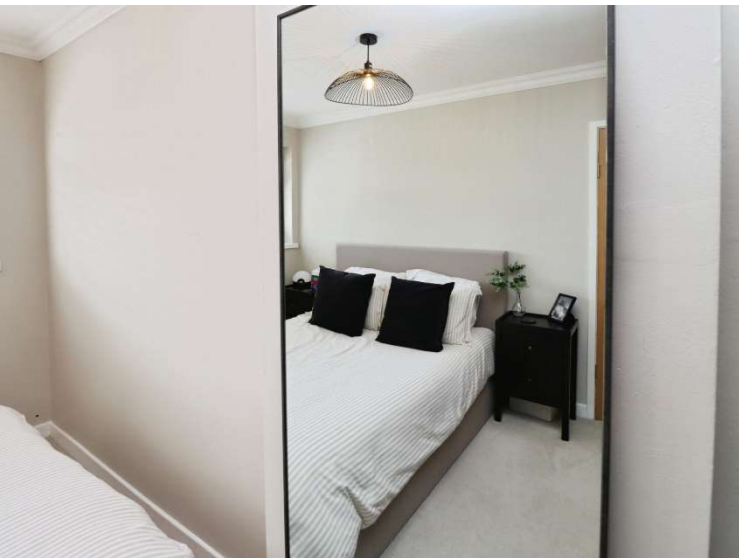
Bedroom Three

8'7" (2.62m) x 5'11" (1.8m)

Bathroom

5'9" (1.75m) x 5'5" (1.65m)







GROUND FLOOR
1603 sq.ft. (147.4 sq.m.) approx.



1ST FLOOR
3569 sq.ft. (330.9 sq.m.) approx.



TOTAL FLOOR AREA: 5172 sq.ft. (478.3 sq.m.) approx.

These floor plans are for information only and are not intended to be used as a basis for any legal proceedings. The floor plans are for information only and are not intended to be used as a basis for any legal proceedings. The floor plans are for information only and are not intended to be used as a basis for any legal proceedings. The floor plans are for information only and are not intended to be used as a basis for any legal proceedings.

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