



Orston Crescent, Spital

£450,000



LESLEY HOOKS
ESTATE AGENTS





Beautifully presented and extended, this detached home is everything a growing family could wish for. Step inside and you're welcomed by a bright hallway, with a handy downstairs WC just off it. The lounge is a lovely place to relax, with a feature fireplace as its focal point. But it's the superb open plan kitchen family room that will really win you over. With sleek Quartz work tops and bi fold doors opening out to the garden, it's the perfect space for busy family mornings, relaxed Sunday lunches and summer entertaining. A separate utility room keeps the laundry out of sight and the kitchen clutter free. Upstairs, there are four good size bedrooms, so everyone has room to spread out, along with a stylish, fully tiled four piece bathroom. Outside, the driveway provides off road parking for several cars and leads to the garage space. To the rear, you'll find a delightful garden with an artificial lawn and patio area, ideal for al fresco dining and for the children to play. Comfort is taken care of too, with uPVC double glazing and combi fired gas central heating throughout. The location is hard to beat. Local shops and schools are within walking distance, as is Spital train station, making the daily routine that much easier. Council tax band E. Leasehold subject to an annual service charge of £50 and there are 949 years left on the lease.



Hallway

18'9" (5.72m) x 6'1" (1.85m)

Downstairs WC

6'9" (2.06m) x 2'7" (0.79m)

Lounge

19'7" (5.97m) x 11'4" (3.45m)

Open Plan Kitchen Family Room

25'8" (7.82m) x 14'11" (4.55m) Max

Utility Room

8'9" (2.67m) x 8'3" (2.51m)

Bedroom One

12'8" (3.86m) x 10'2" (3.1m)

Bedroom Two

11'3" (3.43m) x 10'3" (3.12m)

Bedroom Three

11'3" (3.43m) x 7'2" (2.18m)

Bedroom Four

9'8" (2.95m) x 7'2" (2.18m)

Bathroom

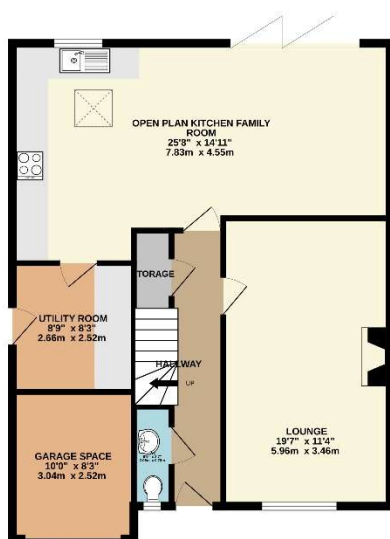
8'7" (2.62m) x 7'6" (2.29m)



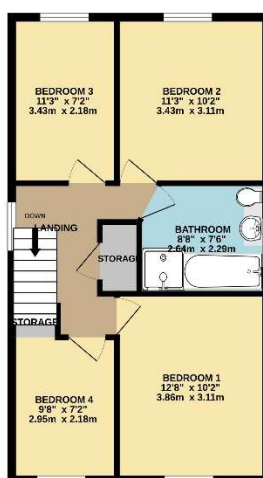




GROUND FLOOR
819 sq. ft. (76.1 sq.m.) approx.



1ST FLOOR
546 sq. ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA: 1365 sq. ft. (126.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 not be used as such for any purpose other than a guide. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metaphor ©2020

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