



Dibbinview Grove, Spital

£450,000



LESLEY HOOKS
ESTATE AGENTS





Nestled in one of Spital's most sought-after neighbourhoods, this attractive detached home offers the perfect blend of comfort and convenience. With uPVC double glazing and gas central heating already in place, it's ready for you to move straight into. Step inside to a welcoming hall that leads to a handy WC, a bright and spacious lounge, a separate dining room, and a well-proportioned kitchen breakfast room with an adjoining utility room—ideal for busy family life. Upstairs, you'll find four generous bedrooms, including a master suite complete with fitted wardrobes and a sleek three-piece en-suite shower room. A modern family bathroom serves the remaining bedrooms. Set well back from the road, the property benefits from a generous driveway leading to a double garage, ensuring plenty of parking and storage. The rear garden enjoys a lovely southerly aspect, perfect for relaxing or entertaining on sunny days. Ideally located, you're just a minute's walk from Spital train station, with local shops, respected schools, and motorway links all within easy reach—making this a fantastic home for commuters and families alike. Council tax band E. Freehold.



Hall

5'3" (1.6m) x 3'8" (1.12m)

Downstairs WC

5'1" (1.55m) x 4'1" (1.24m)

Lounge

19'6" (5.94m) x 11'9" (3.58m)

Dining Room

17'1" (5.21m) x 8'7" (2.62m)

Kitchen Breakfast Room

10'10" (3.3m) x 10'4" (3.15m)

Utility Room

7'4" (2.24m) x 5'9" (1.75m)



Bedroom One

10'11" (3.33m) x 10'2" (3.1m)

En-Suite

8'7" (2.62m) x 4'5" (1.35m)

Bedroom Two

11'9" (3.58m) x 9'4" (2.84m)

Bedroom Three

8'9" (2.67m) x 6'11" (2.11m)

Bedroom Four

9'10" (3m) x 8'7" (2.62m)

Bathroom

7'11" (2.41m) x 5'9" (1.75m)





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors 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 be used as such 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.
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