



Colmore Avenue, Spital

£270,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this immaculately presented semi-detached home, perfectly positioned with a stunning open backdrop overlooking peaceful farmers' fields. This beautifully maintained property offers a bright and airy feel throughout, featuring oak doors, uPVC double glazing, and efficient combi-fired gas central heating. Step inside to find a welcoming hall leading into a spacious open-plan lounge and dining room, complete with sliding patio doors that open out to the rear garden—ideal for entertaining or simply relaxing and enjoying the view. The stylish fitted kitchen adds a modern touch to the ground floor layout. Upstairs, you'll find three generously sized bedrooms and a modern four-piece bathroom, finished to a high standard with a touch of elegance. Outside, the property continues to impress with a driveway providing off-road parking and access to the garage. The rear garden is a true highlight—south-westerly facing and beautifully landscaped with a patio area that takes full advantage of the open rural outlook. Offered for sale with no onward chain, this lovely home is within walking distance of local primary, secondary, and grammar schools, making it perfect for families or first-time buyers alike. Early viewing is highly recommended to fully appreciate all this fantastic home has to offer! Council tax band C. Freehold.



Hall

4'1" (1.24m) x 3'0" (0.91m)

Lounge Dining Room

23'3" (7.09m) x 11'5" (3.48m) Max

Kitchen

9'10" (3m) x 7'10" (2.39m)



Bedroom One

11'3" (3.43m) x 10'6" (3.2m)

Bedroom Two

11'9" (3.58m) Max x 10'6" (3.2m)

Bedroom Three

8'8" (2.64m) x 8'6" (2.59m)

Bathroom

8'6" (2.59m) x 8'1" (2.46m)

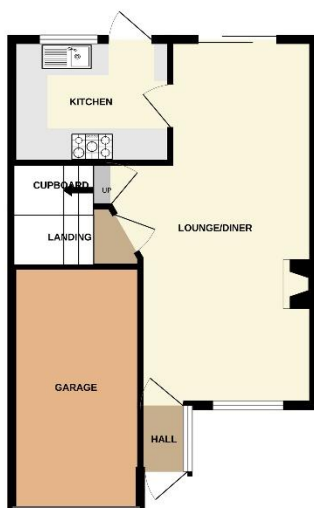
Garage

15'6" (4.72m) x 8'2" (2.49m)





GROUND FLOOR
503 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA: 946 sq.ft. (87.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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