



Hockenhull Close, Spital

£425,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to your dream home nestled in a highly coveted location, where convenience meets luxury! This stunning and generously proportioned detached home offers everything you could desire, from modern amenities to stylish design elements. As you step inside, you're greeted by a warm and inviting atmosphere, with a spacious hallway featuring an exquisite oak and glass staircase. Convenience is at your fingertips with a handy downstairs WC, ensuring practicality for everyday living. The lounge seamlessly flows into a cosy sitting room, creating the perfect space for relaxation or entertaining guests. Prepare to be wowed by the heart of the home – a spectacular open plan kitchen and family room. This impressive space boasts quartz work tops, under floor heating, and bi-fold doors that effortlessly connect the indoors with the outdoors. Adjacent is a utility room with under floor heating, providing additional convenience, with access to the garage. Upstairs, discover four generously sized bedrooms, each offering comfort and tranquility. The master bedroom is a true sanctuary, featuring a luxurious en-suite shower room complete with his and her wash hand basins and a walk-in wardrobe, offering ample storage space. A stylish three-piece family bathroom, with a shower and shower screen over the bath, caters to the needs of the entire household. Outside, the delights continue with a driveway offering off-road parking and leading to the garage, ensuring convenience for multiple vehicles. The charming gardens provide a serene escape, with a delightful patio area perfect for al fresco dining or simply soaking up the sunshine. This exceptional home truly encapsulates modern living at its finest, offering a blend of luxury, comfort, and convenience in a sought-after location. Don't miss the opportunity to make this your forever home! Council tax band D. Freehold.



Hallway
26'3" (8m) x 5'10" (1.78m)
WC
3'11" (1.19m) x 2'8" (0.81m)
Lounge
17'7" (5.36m) x 10'10" (3.3m)
Sitting Room
12'1" (3.68m) x 10'2" (3.1m)
Open Plan Kitchen Family Room
24'0" (7.32m) x 11'10" (3.61m)
Utility Room
10'2" (3.1m) x 5'7" (1.7m)
Garage
13'9" (4.19m) x 8'6" (2.59m)



Master Bedroom
11'9" (3.58m) x 11'1" (3.38m)
En-Suite
8'0" (2.44m) x 5'8" (1.73m)
Walk in Wardrobe 5'10" (1.78m) x 6'3" (1.91m)
Bedroom Two
12'8" (3.86m) x 10'7" (3.23m)
Bedroom Three
10'5" (3.18m) x 10'6" (3.2m)
Bedroom Four
9'4" (2.84m) x 6'11" (2.11m)
Bathroom
5'4" (1.63m) x 6'6" (1.98m)





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 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		76	84
England & Wales		EU Directive 2002/91/EC	

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