



# Blair Park, Spital

£510,000



**LESLEY HOOKS**  
ESTATE AGENTS





This stunning detached home offers an abundance of space, light, and comfort, perfectly situated on one of Spital's most sought-after roads. Just a short walk from local shops, highly regarded schools, and Spital train station, this property is ideal for families and commuters alike. With uPVC double glazing and combi-fired gas central heating, the thoughtfully designed layout begins with a welcoming hallway, leading to a convenient downstairs WC, a study, and a spacious lounge with double doors opening out to the garden. The home also features a separate dining room, a well-appointed kitchen breakfast room, and a practical utility room. Upstairs, you'll find four generous double bedrooms, three of which boast fitted wardrobes. The master bedroom benefits from its own en-suite shower room, while a modern three-piece family bathroom serves the remaining bedrooms. Externally, the property impresses with a large driveway providing ample off-road parking and access to a detached double garage. The delightful rear garden enjoys a sought-after south-westerly aspect, offering the perfect space to relax and entertain. This beautiful home combines space, style, and a fantastic location—don't miss the opportunity to make it yours! Council tax band F. Freehold.



**Hallway**

13'9" (4.19m) x 6'9" (2.06m)

**Downstairs WC**

5'4" (1.63m) x 4'5" (1.35m)

**Study**

8'8" (2.64m) x 9'10" (3m)

**Lounge**

19'8" (5.99m) x 13'3" (4.04m)

**Dining Room**

9'9" (2.97m) x 10'9" (3.28m)

**Kitchen Breakfast Room**

13'0" (3.96m) x 8'7" (2.62m)

**Utility Room**

5'0" (1.52m) x 5'3" (1.6m)

**Master Bedroom**

12'11" (3.94m) To Wardrobe x 12'3" (3.73m) Max

**En-Suite Shower Room**

6'7" (2.01m) x 4'10" (1.47m)

**Bedroom Two**

11'5" (3.48m) x 10'0" (3.05m)

**Bedroom Three**

9'10" (3m) x 9'0" (2.74m) To Wardrobe

**Bedroom Four**

11'8" (3.56m) To Wardrobe x 9'5" (2.87m) Into Bay

**Bathroom**

9'10" (3m) x 5'6" (1.68m)

**Double Garage**

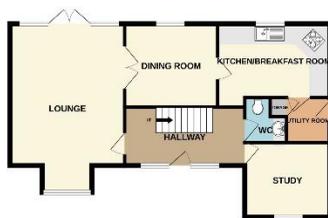
17'7" (5.36m) x 16'1" (4.9m)



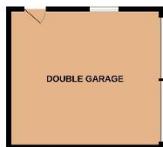




GROUND FLOOR



1ST FLOOR



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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