



Elton Drive, Spital

£475,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this beautifully spacious and light-filled detached family home, perfectly designed for those seeking generous accommodation in a sought-after location. This property offers everything a growing family could need — and more. With uPVC double glazing and combi-fired gas central heating throughout, comfort and efficiency are guaranteed. Step inside to find a welcoming hallway, convenient downstairs WC, a bright and inviting lounge, a separate sitting room, and a stunning open-plan dining area that flows seamlessly into a modern, well-fitted kitchen. The standout feature is the superb conservatory, ideal for relaxing or entertaining all year round. Upstairs, you'll find four generously sized bedrooms, including a master with en-suite shower room, and a stylish four-piece family bathroom complete with his and her sinks — perfect for busy mornings. Outside, the property continues to impress. To the front, there's a driveway offering off-road parking and access to a double garage, which has a versatile music/games room above — great for hobbies, home working, or teenagers needing their own space. The landscaped rear garden features a lovely patio area, ideal for summer barbecues or a peaceful evening unwind. Conveniently located within walking distance to local shops, excellent schools, and Spital Train Station, this home ticks all the boxes for space, comfort, and location. A wonderful opportunity to secure a forever home — early viewing is highly recommended! Council tax band E. Freehold



Hallway

22'3" (6.78m) x 5'11" (1.8m)

Downstairs WC

5'6" (1.68m) x 2'7" (0.79m)

Lounge

23'5" (7.14m) x 10'9" (3.28m)

Sitting Room

13'8" (4.17m) x 8'6" (2.59m)

Dining Room

10'9" (3.28m) x 11'11" (3.63m)

Conservatory

13'2" (4.01m) x 12'7" (3.84m)

Kitchen

15'1" (4.6m) x 8'5" (2.57m)

Double Garage

19'2" (5.84m) x 15'1" (4.6m)

Music Room/Games Room

11'9" (3.58m) x 9'0" (2.74m)

Master Bedroom

13'2" (4.01m) x 13'11" (4.24m) Max

En-Suite

7'0" (2.13m) Max x 5'6" (1.68m)

Bedroom Two

12'6" (3.81m) x 8'7" (2.62m)

Bedroom Three

9'11" (3.02m) x 10'1" (3.07m)

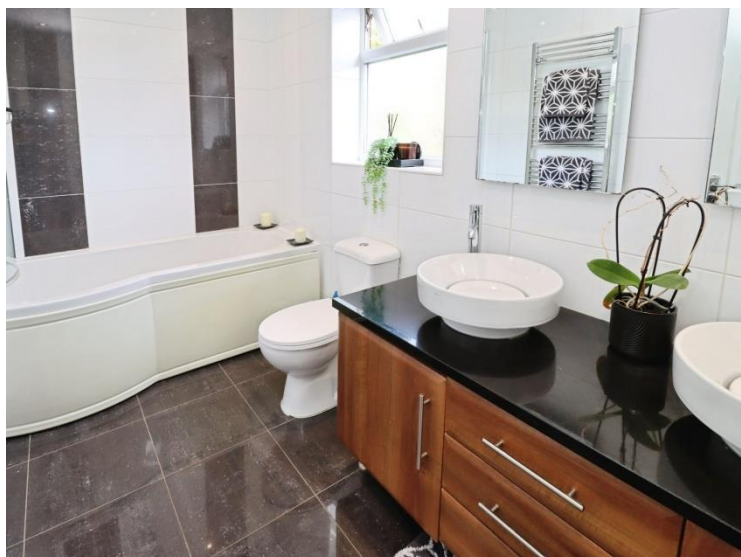
Bedroom Four

9'8" (2.95m) x 6'8" (2.03m)

Bathroom

10'8" (3.25m) x 5'8" (1.73m)







GROUND FLOOR
1261 sq.ft. (117.2 sq.m.) approx.



1ST FLOOR
736 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA: 1998 sq.ft. (185.6 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 be used as such by any prospective purchaser. The contents, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.
Made with floorplan 12225

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