



# Venables Drive, Spital

Offers Over £425,000



**LESLEY HOOKS**  
ESTATE AGENTS





Welcome to this beautifully spacious, extended detached home, ready for you to move in and make it your own. This inviting property benefits from uPVC double glazing and a combi-fired gas central heating system, ensuring comfort and efficiency year-round. As you enter, you're welcomed by a bright hallway leading to a convenient downstairs WC. The lounge boasts a charming bay window and a feature fireplace, perfect for cosy evenings, while the separate dining room opens into a lovely conservatory, ideal for relaxing or entertaining. The smartly fitted kitchen and generous utility room offer ample space and functionality, with direct access to the garage for added convenience. Upstairs, you'll find four well-proportioned double bedrooms, each with fitted wardrobes, providing plenty of storage. The stylish four-piece family bathroom adds a touch of luxury to the space. Outside, the property offers a driveway with off-road parking leading to the garage. The highlight is the stunning south-westerly rear garden with a patio area—perfect for soaking up the sun or hosting gatherings. Ideally located within walking distance of local shops, schools, and Spital train station, this home truly has it all! Council tax band E. Freehold.



**Hallway**

18'4" (5.59m) x 6'7" (2.01m)

**Downstairs WC**

7'7" (2.31m) x 2'8" (0.81m)

**Lounge**

18'4" (5.59m) x 13'3" (4.04m)

**Dining Room**

12'4" (3.76m) x 8'10" (2.69m)

**Conservatory**

12'8" (3.86m) x 11'0" (3.35m)

**Kitchen**

12'4" (3.76m) x 11'2" (3.4m)

**Utility Room**

13'2" (4.01m) x 8'8" (2.64m)

**Bedroom One**

17'6" (5.33m) x 9'6" (2.9m)

**Bedroom Two**

13'2" (4.01m) x 8'10" (2.69m)

**Bedroom Three**

12'3" (3.73m) x 7'0" (2.13m)

**Bedroom Four**

11'1" (3.38m) x 7'0" (2.13m)

**Bathroom**

7'4" (2.24m) x 6'9" (2.06m)

**Garage**

16'5" (5m) x 8'10" (2.69m)







GROUND FLOOR

1ST FLOOR



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