



Poultou Green Close, Spital

£550,000 Offers Over



LESLEY HOOKS
ESTATE AGENTS





Nestled in one of Spital's most sought-after locations, this extended detached home enjoys an enviable position with uninterrupted views over rolling farmland – a truly peaceful setting for family life. The property is perfectly move-in ready, yet also presents a great opportunity to add your own stamp with some light aesthetic updating. Inside, the spacious and versatile layout begins with a welcoming porch and hallway, along with a handy downstairs WC. The lounge flows openly into the dining room, creating a bright and sociable space ideal for relaxing or entertaining. There's also a generous kitchen dining room and a separate study – perfect for home working or quiet retreat. Upstairs, the standout master bedroom boasts walk-in wardrobes, a spacious five-piece en-suite bathroom, and a separate make-up room that could easily be used as an occasional fifth bedroom. The second bedroom also benefits from its own en-suite shower room, while two further bedrooms are served by a family bathroom. Outside, the property continues to impress with a driveway offering off-road parking for several cars, leading to a double garage. To the rear, the garden enjoys a private setting with a patio area – perfect for outdoor dining and enjoying the views. Offered for sale with no onward chain, this is a rare chance to secure a spacious and well-located family home in a truly special spot. Early viewing is strongly recommended to avoid disappointment. Council tax band F. Freehold.



Hallway

15'5" (4.7m) x 3'9" (1.14m)

Downstairs WC

6'2" (1.88m) x 2'10" (0.86m)

Lounge

18'10" (5.74m) Into Bay x 12'7" (3.84m)

Dining Room

13'1" (3.99m) x 11'4" (3.45m)

Kitchen Dining Room

19'5" (5.92m) x 10'2" (3.1m)

Study

10'3" (3.12m) x 7'5" (2.26m)

Master Bedroom

17'5" (5.31m) x 16'6" (5.03m)

Walk in Wardrobe

8'11" (2.72m) x 6'7" (2.01m)

En-Suite Bathroom

10'6" (3.2m) x 8'11" (2.72m)

Make up Room/Occasional Fifth Bedroom

9'1" (2.77m) x 8'11" (2.72m)

Bedroom Two

11'3" (3.43m) x 11'0" (3.35m)

En-Suite

7'1" (2.16m) x 3'9" (1.14m)

Bedroom Three

10'3" (3.12m) x 9'5" (2.87m)

Bedroom Four

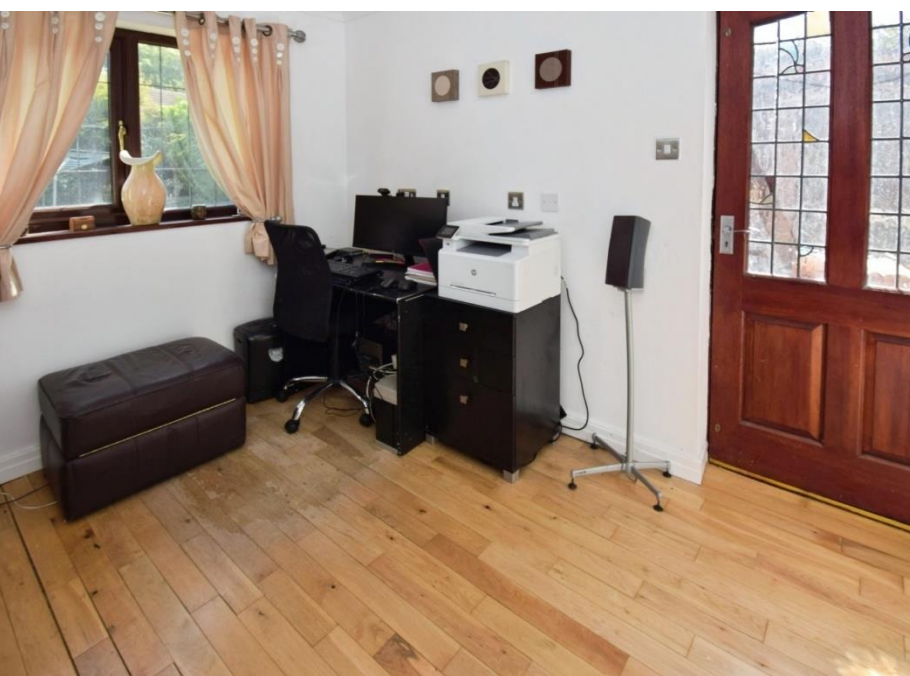
10'9" (3.28m) x 7'6" (2.29m)

Bathroom

7'1" (2.16m) x 6'2" (1.88m)

Double Garage

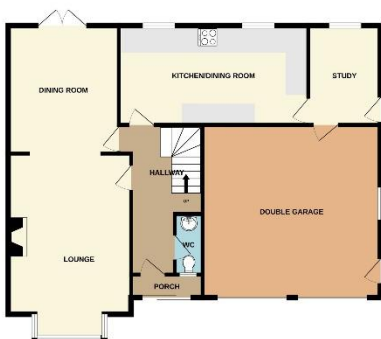
18'2" (5.54m) x 17'7" (5.36m)







GROUND FLOOR
1096 sq.ft. (101.6 sq.m.) approx.



1ST FLOOR
1025 sq.ft. (95.2 sq.m.) approx.



TOTAL FLOOR AREA: 2121 sq.ft. (197.0 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, etc. and any other items are approximate and no responsibility is taken for any error or omission of information. This plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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