



# Bradden Close, Spital

£280,000



LESLEY HOOKS  
ESTATE AGENTS







Nestled in the highly sought-after area of Spital, this charming detached home offers a perfect blend of comfort, potential, and convenience. Ready to move straight into, the property also presents a wonderful opportunity to add your own personal touch and a little extra value over time. Step inside to find a welcoming porch and hallway, a handy downstairs WC, and a spacious lounge-dining room complete with a cosy fireplace and sliding patio doors that lead into a bright conservatory — the perfect spot to relax and unwind. The modern fitted kitchen includes a breakfast bar, ideal for casual meals or your morning coffee. Upstairs, you'll find three generously sized bedrooms, all with fitted wardrobes, and a stylish three-piece shower room. Outside, the front of the property boasts a driveway with off-road parking and a garage, while the rear garden enjoys a lovely southerly aspect with a patio area — ideal for outdoor dining or soaking up the sun. Perfectly located, the home is within walking distance of local primary, secondary, and grammar schools, not to mention Spital train station for easy commuting. With no onward chain, this delightful home is just waiting for its next chapter. Council tax band D. Freehold.



#### **Porch**

6'8" (2.03m) x 3'7" (1.09m)

#### **Hallway**

19'8" (5.99m) x 5'6" (1.68m)

#### **Downstairs WC**

4'5" (1.35m) x 2'7" (0.79m)

#### **Lounge Dining Room**

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

#### **Conservatory**

9'2" (2.79m) x 8'1" (2.46m)

#### **Kitchen**

12'4" (3.76m) x 8'4" (2.54m)

#### **Bedroom One**

12'9" (3.89m) x 10'2" (3.1m) Into Wardrobe Recess

#### **Bedroom Two**

10'4" (3.15m) x 10'2" (3.1m) Into Wardrobe Recess

#### **Bedroom Three**

9'6" (2.9m) x 6'6" (1.98m)

#### **Bathroom**

6'6" (1.98m) x 5'5" (1.65m)

#### **Garage**

16'6" (5.03m) x 8'6" (2.59m)











GROUND FLOOR  
804 sq ft. (84.5 sq.m.) approx.



1ST FLOOR  
380 sq ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 1175 sq ft. (109.8 sq.m.) approx.  
99601 every attempt has been made to ensure the accuracy of the floorplan presented here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only for any prospective purchaser. The layout, square and approximate areas have not been tested and no guarantee is given to their accuracy or efficiency due to the ground. Made with Roomplan 10/2018

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