



Bradden Close, Spital

£290,000



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
894 sq ft. (84.5 sq.m.) approx.



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



TOTAL FLOOR AREA: 1275 sq. ft. (119.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 not be used as such by any prospective purchaser. The services, systems and appliances shown here are not shown tested and no guarantee as to their operability or efficiency can be given.
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