



Orston Crescent, Spital

£330,000



LESLEY HOOKS
ESTATE AGENTS





Nestled in the highly sought-after area of Spital, this charming detached family home offers comfort, convenience, and modern living. Featuring uPVC double glazing and a combi-fired gas central heating system, the property provides a warm and inviting atmosphere. The well-planned layout begins with a welcoming porch leading into a spacious hallway and a convenient downstairs WC. The generous lounge, complete with a cosy fireplace, flows seamlessly into the dining area, with double doors opening into the bright and airy conservatory—perfect for relaxing or entertaining. The stylish fitted kitchen boasts a range of integrated appliances, completing the ground floor. Upstairs, you'll find three well-proportioned bedrooms and a contemporary three-piece bathroom, featuring a shower over the bath with a sleek glass screen. The exterior is equally impressive, with a driveway offering off-road parking and access to the garage. To the rear, a delightful garden with a patio area provides a peaceful outdoor retreat. Ideally located, the property is within walking distance of excellent local primary, secondary, and grammar schools. Spital train station is just a five-minute stroll away, ensuring easy commuting links. This wonderful home is a must-see! Council tax band D. Freehold.



Porch

8'4" (2.54m) x 2'0" (0.61m)

Hallway

18'11" (5.77m) x 5'10" (1.78m)

Downstairs WC

4'1" (1.24m) x 2'7" (0.79m)

Lounge Dining Room

26'3" (8m) x 10'9" (3.28m) Max

Conservatory

14'8" (4.47m) x 7'6" (2.29m)

Kitchen

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

Bedroom One

12'7" (3.84m) x 10'2" (3.1m) Into Wardrobe Recess

Bedroom Two

10'5" (3.18m) x 10'2" (3.1m)

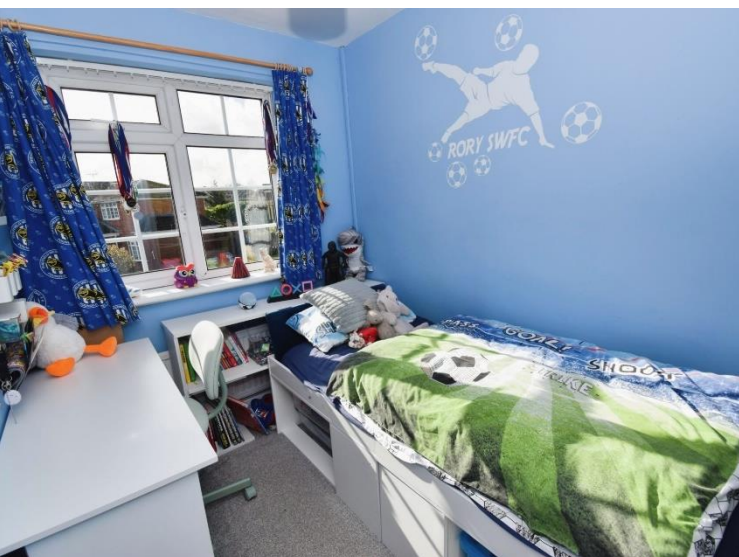
Bedroom Three

9'5" (2.87m) x 6'7" (2.01m)

Bathroom

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







GROUND FLOOR

1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The services, appliances and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 02/20

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