



Warren Hey, Spital

£350,000 Offers Over



LESLEY HOOKS
ESTATE AGENTS





Tucked away on one of Spital's most sought-after roads, this deceptively spacious detached dormer bungalow – or "bunqalet," as we like to call it – offers the kind of flexible, move-in-ready living that's becoming harder and harder to find. And with no onward chain, your move could be as smooth as the parquet flooring underfoot. Step through the front door into a welcoming hallway, where original parquet flooring sets the tone and a handy storage cupboard keeps everyday clutter out of sight. The accommodation here is wonderfully adaptable – ideal for buyers who want to settle in straight away, then put their own stamp on things room by room, at their own pace. The lounge dining room continues that lovely parquet flooring and offers a sociable space for entertaining or simply relaxing together, while a separate sitting room provides a quieter retreat. The fitted kitchen is practical and ready to use, supported by a useful utility room and downstairs WC – the kind of layout that makes everyday life that bit easier. Ground floor living is a real highlight here, with bedroom one featuring fitted sliderobes and served by a generous four-piece bathroom – perfect for buyers seeking single-level living, multi-generational households, or simply the flexibility of a downstairs bedroom suite. Upstairs, two further double bedrooms share a well-appointed three-piece shower room, offering excellent space for family, guests, or a home office setup. Outside, a carriage driveway sweeps to the front and leads to the garage with rear workshop, plus plenty of off-road parking besides. But it's the rear garden that really seals the deal – a lovely, private spot with a patio area perfect for alfresco dining, plus an outhouse and garden room offering scope for storage, a studio, or simply somewhere to escape with a coffee. With its flexible layout and adaptable living arrangements, this one really does suit buyers from across the board – downsizers, growing families, and everyone in between. Properties like this on roads like this don't come up often, so early viewing really is essential. Council tax band E. Freehold.



Hallway

10'10" (3.3m) x 6'4" (1.93m)

Lounge Dining Room

24'11" (7.59m) x 11'4" (3.45m)

Sitting Room

17'9" (5.41m) x 8'8" (2.64m)

Kitchen

9'3" (2.82m) x 7'11" (2.41m)

Utility Room

11'4" (3.45m) x 6'4" (1.93m)

Downstairs WC

4'11" (1.5m) x 2'6" (0.76m)

Ground Floor Bedroom One

12'6" (3.81m) x 9'4" (2.84m)

Ground Floor Bathroom

9'4" (2.84m) x 5'11" (1.8m)

Bedroom Two

16'1" (4.9m) x 10'1" (3.07m)

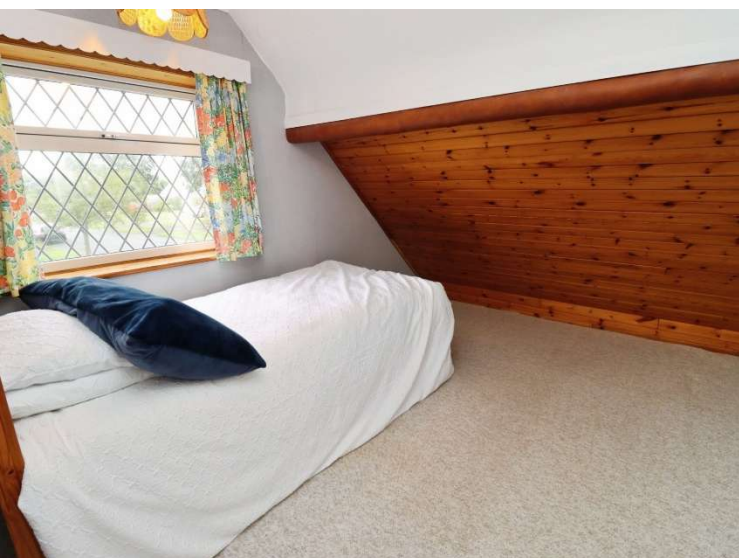
Bedroom Three

9'4" (2.84m) x 11'11" (3.63m) Into Eaves

Shower Room

8'9" (2.67m) x 6'0" (1.83m)







GROUND FLOOR
914 sq.ft. (84.9 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 1340 sq.ft. (124.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, 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 be used as such by any prospective purchaser. The services, appliances and equipment shown hereon have been tested and no guarantee as to their operability or efficiency can be given.
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