



Donne Avenue, Spital

£375,000



LESLEY HOOKS
ESTATE AGENTS





There's something rather wonderful about a home that's already done the hard work for you — and this beautifully extended detached property is exactly that. Move-in ready, light-filled and effortlessly contemporary, it's a home that simply asks you to bring your furniture and start living. Step through the front door into a welcoming hallway, with a handy downstairs WC tucked away for guests. To your side, the lounge invites you to unwind, its feature fireplace creating an instant focal point for cosy evenings in. The original garage has been cleverly transformed into a flexible multi-use reception room — call it a snug, a utility room, or the home office you've been dreaming of; the choice is entirely yours. But it's the heart of this home that truly steals the show. The open plan kitchen family room is a triumph of modern living, anchored by a stylish island unit and flooded with natural light through bi-fold doors that fold back to blur the line between inside and out. Whether it's morning coffee, homework at the island, or entertaining friends long into the evening, this is a space built for real family life. Upstairs, three good size bedrooms offer comfortable, restful retreats, served by a stylish, fully tiled three piece bathroom finished to a high standard throughout. Outside, a driveway with off-road parking for several cars takes care of practicalities, while the rear garden — generous in size and complete with a patio area — is ready and waiting for summer barbecues, growing children, or simply a quiet spot to relax. And the location? It ticks every box. Within walking distance of local primary, secondary and grammar schools, plus Spital train station, numerous bus routes and shops on the doorstep, this is a home that works as hard as the family who'll live in it. Council tax band D. Freehold.



Hallway
13'6" (4.11m) x 5'10" (1.78m)

Downstairs WC
5'1" (1.55m) x 4'4" (1.32m)

Lounge
12'9" (3.89m) x 12'6" (3.81m)

Reception Room
15'4" (4.67m) x 8'0" (2.44m)

Open Plan Kitchen Family Room
21'0" (6.4m) x 18'6" (5.64m)

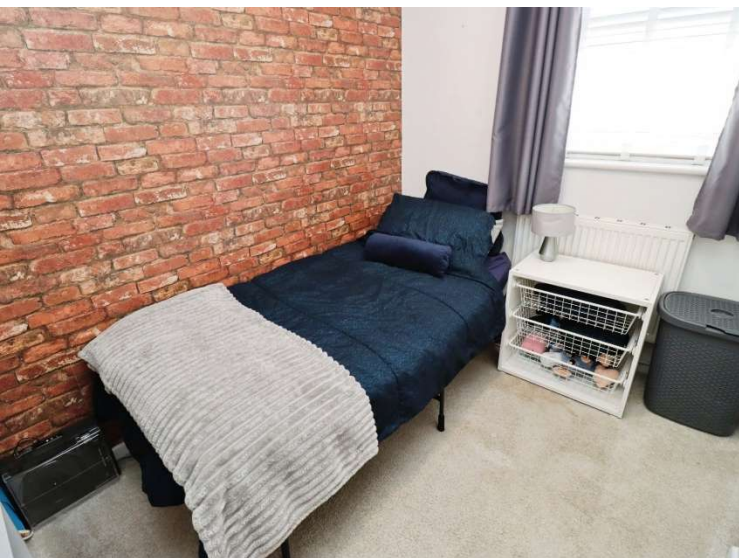
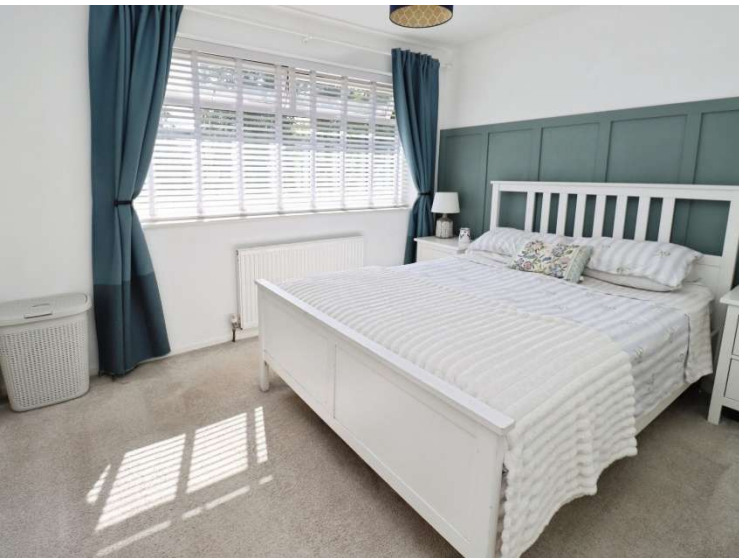
Bedroom One
11'3" (3.43m) To Wardrobe x 9'11" (3.02m)

Bedroom Two
12'1" (3.68m) x 9'0" (2.74m)

Bedroom Three
9'0" (2.74m) x 6'7" (2.01m)

Bathroom
7'8" (2.34m) x 5'5" (1.65m)

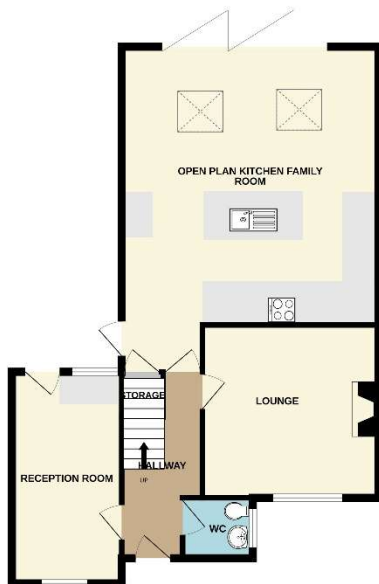






GROUND FLOOR
767 sq. ft. (71.2 sq.m.) approx.

1ST FLOOR
418 sq. ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA: 1185 sq. ft. (110.0 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures contained herein, measurements of items, fixtures, items and any other items are approximate and no responsibility is taken for any error or omission in the information. This plan is for guidance purposes only and should be used as such by the prospective purchaser. The layout, fixtures and fittings shown have not been verified and no guarantee is given as to their quantity or efficiency can be given.
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