



Kinglass Road, Spital

£600,000 offers over



LESLEY HOOKS
ESTATE AGENTS





Set within one of Spital's most sought after residential pockets, this beautifully extended family home on Kinglass Road offers something genuinely special: the rare combination of generous proportions, thoughtful design, and a setting that invites you to simply breathe out and stay awhile. Step inside and you'll immediately appreciate the quality that runs throughout. The ground floor unfolds with wonderful flexibility - five reception rooms in total, two of which the current owners have successfully used as bedrooms over the years, making this home adaptable to however modern family life shapes itself around you. Whether you need a home office, playroom, guest suite or simply space to spread out, it's all here, beautifully presented and ready to accommodate your vision. Upstairs, three well-proportioned bedrooms await, served by a gorgeous four piece family bathroom where a free standing bath takes centre stage - the kind of space that turns the everyday routine into something rather more indulgent. Practical touches haven't been overlooked either, with a downstairs WC and separate utility room ensuring the smooth running of a busy household. The extension work has been executed with real skill and sensitivity, creating flowing spaces that feel entirely cohesive rather than tacked on afterthoughts. The finish throughout is nothing short of lovely - you could genuinely move in with your suitcases and add nothing more than your own personal touches. And then there's the garden. Established, beautifully maintained, and mature in all the right ways, it's the kind of outdoor space that makes you want to spend every possible hour outside. The small pond that sits at the boundary adds a lovely focal point - perfect for morning coffee or evening unwinding, watching the light change across the water. Location wise, you're perfectly positioned. Spital offers the best of both worlds: the peace of a residential setting with excellent local schools literally on your doorstep, yet transport links are close at hand for commuting or exploring further afield. It's the kind of address where families put down roots and stay.



This really is a beautiful home. One to see, without question

- Porch**
3'4" (1.02m) x 6'3" (1.91m)
- Entrance Hall**
6'6" (1.98m) x 15'7" (4.75m)
- Hallway**
18'9" (5.72m) Max x 11'2" (3.4m)
- Downstairs WC**
3'10" (1.17m) x 5'7" (1.7m)
- Living Room**
25'7" (7.8m) Max x 15'8" (4.78m)
- Kitchen**
13'9" (4.19m) Max x 21'9" (6.63m)
- Utility**
11'6" (3.51m) x 8'5" (2.57m)
- Sitting Room**
15'8" (4.78m) x 11'2" (3.4m)
- Dining Room**
9'7" (2.92m) x 10'3" (3.12m)
- Snug/Bedroom Four**
9'4" (2.84m) x 10'4" (3.15m)
- Office/Bedroom Five**
8'2" (2.49m) x 6'9" (2.06m)
- Primary Bedroom**
15'10" (4.83m) x 15'9" (4.8m)
- Bedroom Two**
9'1" (2.77m) x 11'5" (3.48m)
- Bedroom Three**
9'3" (2.82m) x 13'8" (4.17m) Max
- Bathroom**
14'1" (4.29m) x 11'5" (3.48m) Max
- Landing**
15'7" (4.75m) x 26'6" (8.08m)







GROUND FLOOR



1ST FLOOR



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 errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for only prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or efficiency can be given.
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