



## 23 Spring Hall, Clayton Le Moors

£230,000 Freehold

\*STUNNING THREE BEDROOM DETACHED PROPERTY ON ENVIALE CORNER PLOT\* Located on this peaceful cul-de-sac in a sought after area of Clayton le Moors, this lovely home offers impressive internal accommodation with versatile living spaces and generous bedrooms.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

Boasting a stunning exterior and a meticulously maintained interior, this property offers an excellent standard of accommodation with tasteful decor and contemporary furnishings throughout. The ground floor presents a versatile layout, featuring a spacious lounge, a functional kitchen diner, a relaxing conservatory overlooking the beautiful garden, and a utility room for added convenience. Additionally, a potential downstairs bedroom or a flexible second reception room awaits, providing the option for a fourth bedroom, ensuring ample space for family living or hosting guests. Upstairs, three generously sized bedrooms with fitted wardrobes offer comfortable sizes accompanied by a recently modernised three-piece shower room.

Step outside and embrace the allure of a meticulously landscaped private garden. Perfect for relaxation or entertaining, the garden offers a harmonious blend of lawned areas and patio space providing opportunities for all to enjoy. The front boasts driveway parking for two vehicles and also an access to the rear garden for your convenience



**Porch**

Tiled flooring, upvc double glazed windows

**Lounge**

Carpet flooring, stairs to first floor, under stairs storage, gas fire with marble hearth and surround, panel radiator, TV point, upvc double glazed window.

**Kitchen Diner**

Range of fitted wall and base units with contrasting work surfaces, sink and drainer, integrated oven and grill, gas hob, extractor fan, LVT flooring, panel radiator, TV point, upvc double glazed window, upvc double glazed door to conservatory

**Conservatory**

In white upvc double glazing with french doors to garden, vinyl flooring, panel radiator, TV point

**Second Reception/Bedroom 4**

LVT flooring, panel radiator, TV point, upvc double glazed sliding door, upvc double glazed window

**Utility Room**

Wall and fitted base units with contrasting worksurface, sink, space for fridge freezer, plumbed for washing machine, plumbed for dishwasher, LVT flooring, panel radiator, upvc double glazed window

**Landing**

Carpet flooring, upvc double glazed window, storage cupboard housing boiler

**Bedroom 1**

Double bedroom, carpet flooring, fitted wardrobes and side tables, panel radiator. Upvc double glazed window

**Bedroom 2**

Double bedroom, carpet flooring, fitted wardrobes, desk and side table, panel radiator, TV point, upvc double glazed window

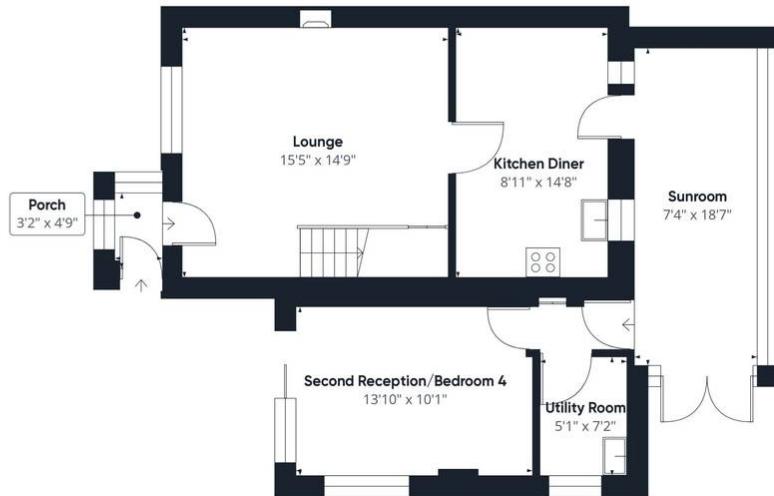
**Bedroom 3**

Single bedroom, carpet flooring, fitted wardrobes and drawers, panel radiator, upvc double glazed window

**Bathroom**

Three piece suite in white with shower, Wc and sink, heated towel rail, vinyl flooring, tiled floor to ceiling, upvc double glazed frosted window





Approximate total area<sup>(1)</sup>  
1077.58 ft<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360