



**5 Bilberry Close**  
**Scunthorpe, DN16 3NY**  
**£235,000**

*Bella*  
properties



**\*\* Stunning Family Home! \*\*** Bella Properties welcomes to the market this beautiful detached family home, located on Bilberry Close, Scunthorpe. Presented immaculately by the current owners, this home is ideal for a family and is ready to move into! Found in the popular Timberlands area of Scunthorpe, you will find yourself close to handy amenities including local schools, shops, retail parks, restaurants and transport links.

The property itself briefly comprises the entrance porch, living room, inner hallway, W/C, kitchen/diner, utility and garage on the ground floor. To the first floor is the landing, three bedrooms with an en-suite from the master, and family bathroom. Externally, there is off road parking to the front of the property, with a lovely garden to the rear with Astroturf and patio seating area.

Viewings are now available and come highly recommended to appreciate this home!



**Porch** 3'1" x 5'8" (0.95 x 1.75)

Entrance to the property is via the side door and into the porch. Vinyl effect wood flooring with central heating radiator and uPVC window facing to the front of the property. Internal door leads to the living room.

**Living Room** 12'4" x 17'3" (3.76 x 5.27)

Carpeted with coving to the ceiling, central heating radiator and uPVC window facing to the front of the property.

**Inner Hallway** 7'6" x 3'1" (2.31 x 0.96)

Carpeted with internal doors leading to the kitchen/diner, W/C and living room. Carpeted stairs lead to the first floor accommodation.

**Kitchen/Diner** 20'9" x 7'8" (6.33 x 2.35)

Vinyl effect wood flooring with coving to the ceiling, spotlights and central heating radiator. Base height and wall mounted units with complimentary wooden counters and tiled splashbacks, integral appliances including oven, dishwasher and sink and drainer, with space for fridge/freezer. uPVC window and French doors lead to the rear garden. Internal door leads to the utility.

**Utility** 4'11" x 5'9" (1.52 x 1.76)

Vinyl effect flooring with base height units with space and plumbing for washer and dryer. External door gives access down the side of the property.

**W/C** 5'9" x 3'3" (1.76 x 1.01)

Vinyl effect wood flooring with central heating radiator and uPVC window facing to the side of the property. A two piece suite consisting of toilet and sink.

**Landing** 14'9" x 6'3" (4.52 x 1.92)

Carpeted with central heating radiator and uPVC window facing to the side of the property. Internal doors lead to all three bedrooms, storage cupboard and family bathroom.

**Bedroom One** 10'9" x 11'5" (3.29 x 3.5)

Carpeted with central heating radiator and uPVC window facing to the front of the property. Internal door leads to the en-suite.

**En-Suite** 8'11" x 4'10" (2.72 x 1.49)

Vinyl effect flooring with part tiled walls, spotlights, heated

towel rail and uPVC window facing to the front of the property. A three piece suite consisting of double shower cubicle, toilet and sink.

**Bedroom Two** 11'6" x 9'2" (3.51 x 2.8)

Carpeted with central heating radiator and uPVC window facing to the rear of the property.

**Bedroom Three** 8'0" x 11'3" (2.46 x 3.43)

Carpeted with built in wardrobes, central heating radiator and uPVC window facing to the rear of the property.

**Bathroom** 6'11" x 8'11" (2.11 x 2.73)

Vinyl effect flooring with part tiled walls, heated towel rail, spotlights and uPVC window facing to the side of the property. A three piece suite consisting of bathtub, sink and toilet.

**External**

To the front of the property is a lawned garden with a block paved driveway for off road parking. The driveway leads to the front of the property and the integral garage which measures 4.71m x 2.47m. Access to the rear is down the side of the property where you will find a beautifully presented garden with AstroTurf, with tiled patio area with wooden pergola, ideal for entertaining.

**Disclaimer**

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.



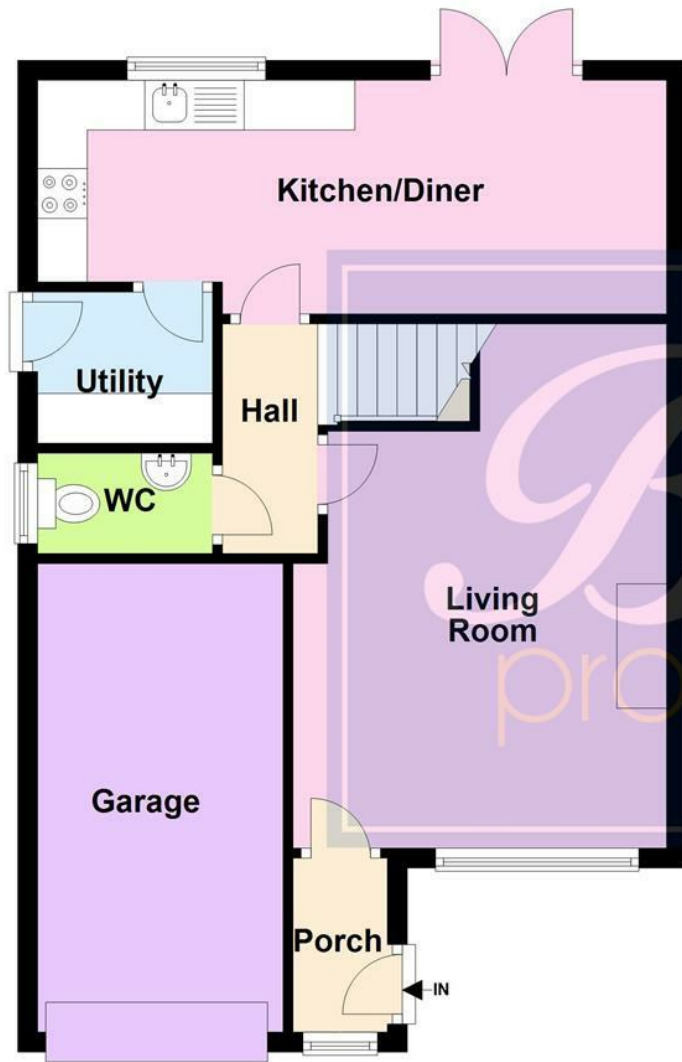




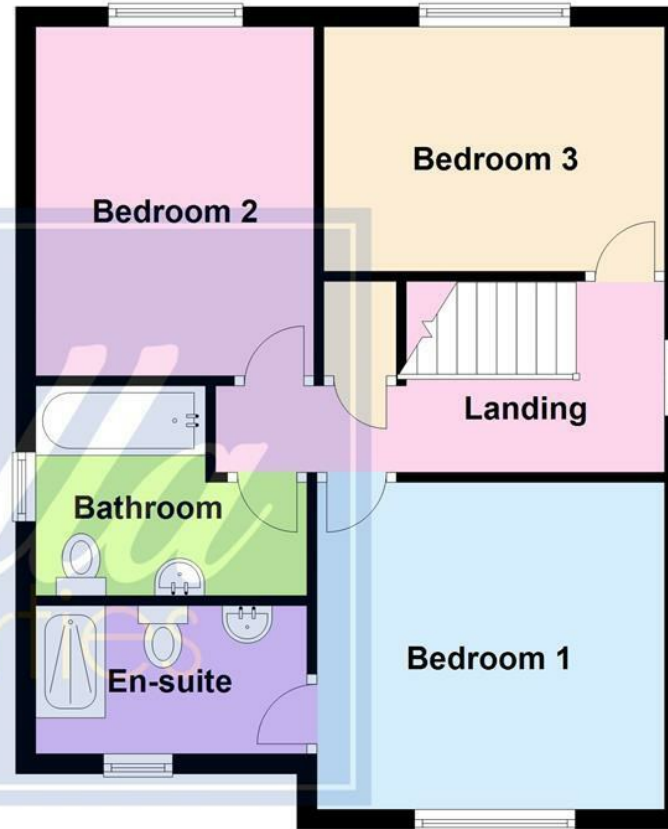




## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.

Plan produced using PlanUp.