



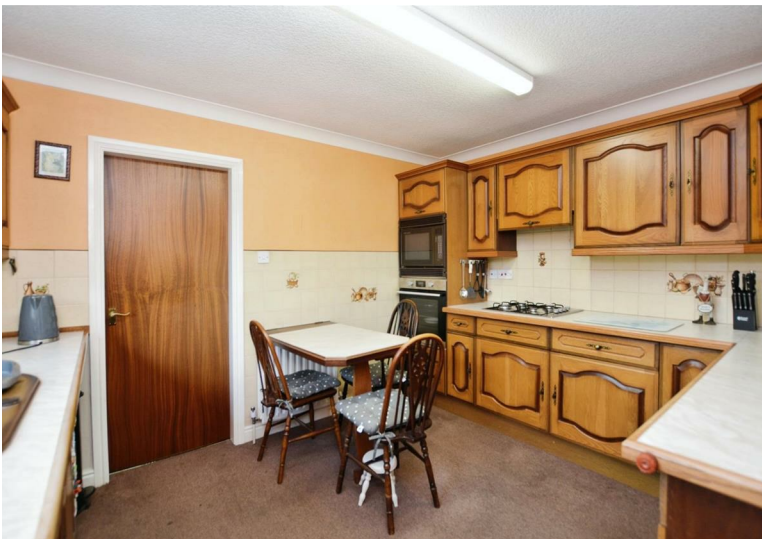
1 Avenue Clamart
Scunthorpe, DN15 8EQ
£295,000

Bella
properties

Welcome to this charming detached bungalow located on the sought after Avenue Clamart in the town of Scunthorpe. This property offers plenty of living space inside and out with good proportioned rooms throughout, making it a perfect home for a family!

Situated in a peaceful area but not far from amenities including retail parks, supermarket and transport links, the property itself briefly comprises the entrance porch and hallway, living room, dining room, kitchen, utility, rear lobby, W/C, three bedrooms and family bathroom. Externally, there is ample off road parking, a lovely lawned garden to the front and an attached double garage.

Viewings are now available on this family home by appointment only.



Porch 5'9" x 3'0" (1.77 x 0.92)

Entrance to the property is via the front uPVC door and into the hallway. Internal door and window face to the hallway.

Hallway

Carpeted with coving to the ceiling, central heating radiator, window facing to the living room and internal doors leading to the living room, dining room, three bedrooms, bathroom and storage cupboard.

Living Room 19'4" x 13'5" (5.91 x 4.1)

Carpeted with coving to the ceiling, two central heating radiators, gas fireplace set on marble and wood effect surround and uPVC bay window facing to the front of the property.

Dining Room 11'10" x 12'3" (3.63 x 3.74)

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

Kitchen 9'11" x 11'9" (3.03 x 3.6)

Carpeted with coving to the ceiling, central heating radiator and uPVC window facing to the side of the property. Base height and wall mounted units with complimentary counters, tiled splashbacks, integrated oven with microwave, hob and overhead extractor fan, integrated sink and drainer and space and plumbing for washer.

Utility 7'8" x 6'8" (2.36 x 2.05)

Base height units with complimentary counters and space and plumbing for white goods. uPVC window faces to the side of the property.

Rear Lobby 4'8" x 10'9" (1.43 x 3.28)

Carpeted with coving to the ceiling, central heating radiator and internal doors leading to the utility, W/C and storage cupboard. External door gives rear access.

W/C 6'8" x 2'8" (2.04 x 0.82)

Downstairs W/C.

Bedroom One 11'11" x 13'5" (3.65 x 4.11)

Carpeted with coving to the ceiling, central heating radiator, built in storage and corner shower cubicle. uPVC bay window faces to the front of the property.

Bedroom Two 12'2" x 10'4" (3.73 x 3.17)

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

Bedroom Three 8'5" x 7'3" (2.58 x 2.23)

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

Bathroom 8'5" x 7'4" (2.58 x 2.26)

Vinyl effect flooring with coving to the ceiling, central heating radiator, part tiled walls and uPVC window facing to the rear of the property. A three piece suite consisting of corner bath with overhead shower, sink and toilet.

External

The property is set on a great sized plot with a lawned garden to the front and a driveway which leads to the rear of the property and the attached double garage which measures 6.09m x 6.44m and has two windows. The rear also has a block paved area and offers ample off road parking.

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.





Floor Plan



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	69	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC