



52 Sorrel Way
Scunthorpe, DN15 8PL
£280,000

Bella
properties

This impressive detached house is now available for sale with Bella Properties. With its well-proportioned rooms and modern interiors, it is particularly suited for families and those looking for more space to accommodate a growing household.

The property boasts four bedrooms; three of which are generous double rooms, with the master offering built-in wardrobes and an en-suite for added convenience. The fourth bedroom is a single room, perfect for use as a guest room or study. The house also features a beautifully presented sun room, providing an extra space to relax and enjoy the natural light. This home benefits from a beautiful open plan, modern kitchen with a dedicated utility room as well as a downstairs W/C. Externally, there is plenty of off road parking to the front of the property and a beautifully maintained rear garden with its very own summer house!

Situated in a convenient location, this property offers easy access to public transport links, local amenities, and retail parks. Viewings are now available and come highly recommended!



Hallway

Entrance to the property is via the front uPVC door and into the hallway. Wooden flooring with central heating radiator and internal doors leading to the W/C, living room, dining room and storage cupboard. Carpeted stairs lead to the first floor accommodation.

W/C 5'6" x 2'6" (1.69 x 0.77)

A two piece suite consisting of toilet and sink. uPVC window faces to the front of the property.

Living Room 14'3" x 11'0" (4.35 x 3.36)

Wooden flooring with coving to the ceiling, central heating radiator, wall mounted electric fireplace and uPVC bay window facing to the front of the property.

Kitchen 8'3" x 13'0" (2.54 x 3.98)

Open plan with the dining room. Wooden flooring with central heating radiator and uPVC window facing to the rear of the property. Base height and wall mounted units with complimentary wooden counters, tiled splashbacks, integrated sink and drainer, and integrated oven, gas hob and overhead extractor fan. Opening leads to the dining room.

Dining Room 7'10" x 10'4" (2.4 x 3.17)

Wooden flooring with coving to the ceiling and sliding doors leading to the sun room.

Utility 6'4" x 5'8" (1.94 x 1.73)

Base height units with countertop, integrated sink and drainer and space and plumbing for white goods.

Sun Room 11'7" x 16'5" (3.54 x 5.02)

A great additional seating area with brick based construction, wooden flooring, spotlights, central heating radiator and uPVC windows and doors to the rear.

Landing

Carpeted with internal doors leading to all four bedrooms, storage cupboard and family bathroom.

Master Bedroom 11'2" x 12'2" (3.41 x 3.72)

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

En-Suite 6'4" x 5'8" (1.95 x 1.75)

Vinyl effect flooring with part tiled walls, central heating radiator and uPVC window facing to the side of the property. A three piece suite consisting of shower cubicle, toilet and sink with vanity unit.

Bedroom Two 13'8" x 9'3" (4.17 x 2.84)

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

Bedroom Three 8'5" x 11'4" (2.59 x 3.47)

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

Bedroom Four 13'8" x 6'11" (4.17 x 2.11)

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

Bathroom 5'6" x 6'11" (1.68 x 2.13)

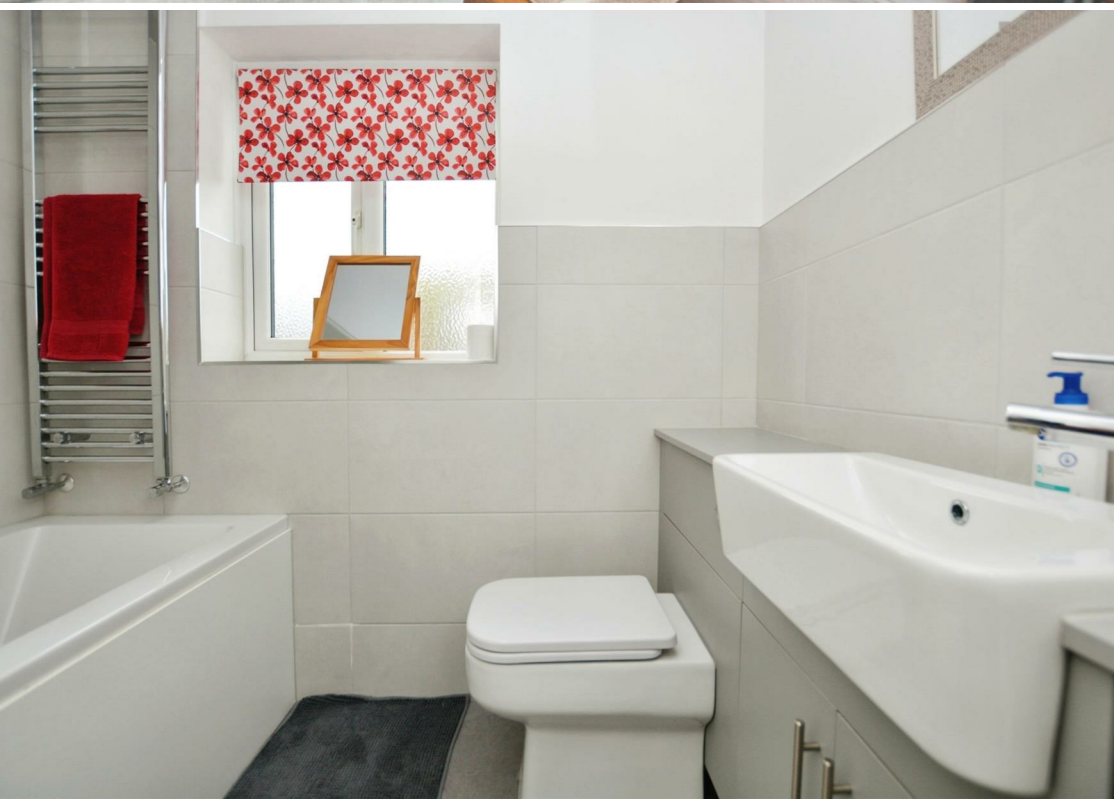
Vinyl effect flooring with part tiled walls, heated towel rail and uPVC window facing to the rear of the property. A three piece suite consisting of bathtub, toilet and sink with vanity unit.

External

To the front of the property is a gravelled garden with a driveway for off road parking leading to the front of the property and internal garage which measures 4.96m x 2.52m. The driveway leads to the rear garden which is accessible through a gate. The rear garden is beautifully presented and laid to lawn, with gravelled and patio areas, established shrubs and borders, car port, wooden storage shed and summer house.

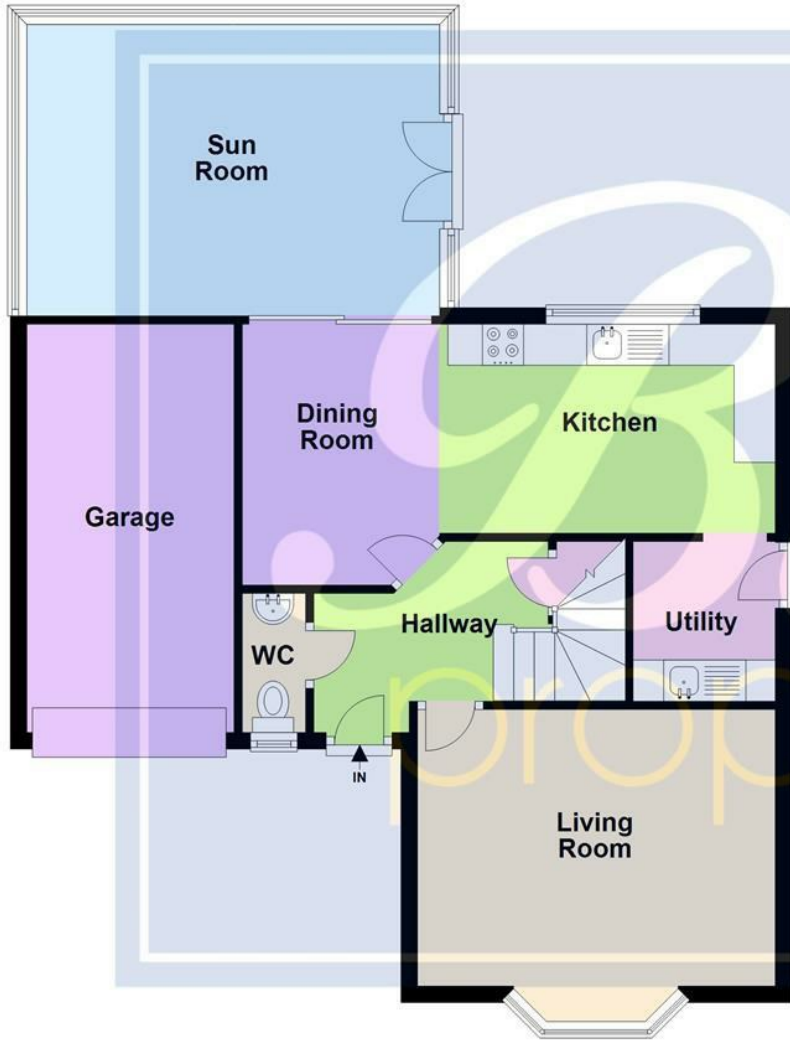
Disclaimer

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.

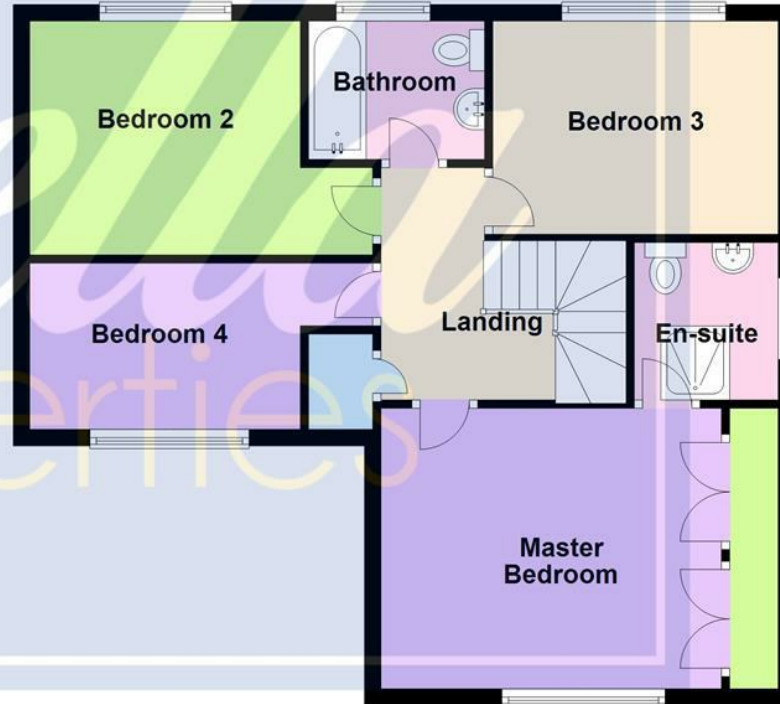




Ground Floor
Approx. 77.1 sq. metres



First Floor
Approx. 59.3 sq. metres



Total area: approx. 136.4 sq. metres

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		
(81-91) B		
(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 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