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CADE

Hawthorn Lodge 23a Norfolk Avenue, Scunthorpe, DN15 9DF Offers In Excess Of £500,000

An immaculate family home, located on a really private plot in the ever popular village of Burton upon Stather. This home offers really flexible living with bedrooms on both ground and first floor.

As you enter the property there is a bright and light entrance hall, great size lounge with vaulted ceiling and cosy log burner. The ground floor also consists of a modern kitchen diner with a central breakfast island overlooking the surrounding gardens, ideal for family life and entertaining. The ground floor also has underfloor heating throughout. There is also a further reception room which is currently being used by the current owners as a snug/cinema room, a separate utility room and downstairs W.C.. Two of the five/six double bedrooms are located on the ground floor, one being the master bedroom with an En suite and a family bathroom with four piece suite.

The first floor comprises of a really spacious landing, three double bedrooms, another family bathroom and a study that could also be used as a further bedroom if required. Outside there are wrap around private gardens, with an open patio area, lawn and under cover seating area and off road parking for multiple vehicles. The property also benefits from a detached double garage that has an upstairs which is currently being used as an office. Viewings are highly recommend, please call the office to book your appointment.

Entrance

Bathroom 12'11" x 8'5" (3.96 x 2.58)



Lounge 19'9" x 14'11" (6.04 x 4.55)



Snug 13'6" x 12'11" (4.14 x 3.96)



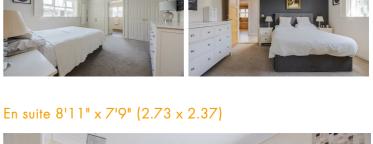
Reception room / Bedroom 5 12'11" x 11'3" (3.96 x 3.44)





Master bedroom 13'1" x 12'9" (3.99 x 3.90)







Utility 8'6" x 8'6" (2.61 x 2.60)





First Floor Landing

Bedroom Two 14'4" x 12'0" (4.38 x 3.68)

Bedroom Four 12'11" x 11'2" (3.96 x 3.41)



Study 12'0" x 8'0" (3.68 x 2.44)



Bedroom Three 12'11" x 11'2" (3.96 x 3.41)



Bathroom 10'2" x 8'5" (3.12 x 2.59)





Double garage 19'6" x 18'7" (5.96 x 5.67)

Office 16'4" x 11'1" (5.00 x 3.40)



Outside & garden area

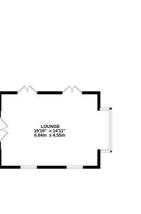


GROUND FLOOR 1696 sq.ft. (157.5 sq.m.) approx.

DINER 2017 x 203-5.27m x 6.17m

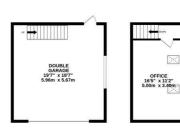
> SNUG 13'7" x 13'0" 4.14m x 3.96m

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1ST FLOOR 886 sq.ft. (82.3 sq.m.) approx.

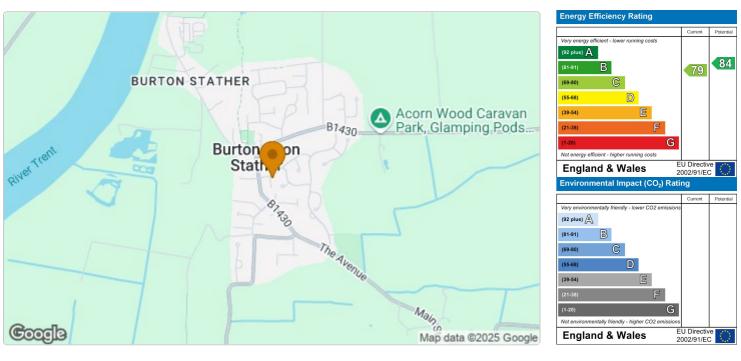


OUTBUILDINGS 582 sq.ft. (54.1 sq.m.) approx.

TOTAL FLOOR AREA: 3164 sq.ft. (293.9 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, tooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropic 2025

Area Map

RECEPTION/ BEDROOM 5 13'0" x 11'4"



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph