



3 Ryedale Avenue, Scunthorpe, DN15 9BJ

Offers In Excess Of £400,000

Positioned well in a quiet Cul de sac, in the ever popular Winterton area sits this spacious five bed detached family home. The ground floor comprises of a great sized lounge with Inglenook fireplace and a contemporary kitchen diner both with bifold doors overlooking the rear garden. Downstairs also has a separate utility room off the kitchen, a study room and a downstairs W.C.. The first floor of the property comprises of five double bedrooms, both bedroom one and two have En suites. There is also a modern family bathroom with a lovely stand alone bath and separate shower. Outside the rear garden is laid with turf and has a raised decking area, a purpose built hot tub hut and a patio with a brick built BBQ, ideal for entertaining family and friends. To the front of the property there are two integral garages and a large driveway suitable for parking multiple vehicles. The property also benefits from the addition of solar panels that are owned and included within the sale. This home is well worth a viewing to fully appreciate the amount of space on offer, available now so please get in touch to book in!



Entrance Hall



First Floor Landing



Lounge 19'8" x 11'7" (6.01 x 3.55)



Bedroom One 13'10" x 10'6" (4.22 x 3.22)



Kitchen/Dining Room 13'10" x 20'11" (4.22 x 6.39)



Bedroom One En Suite 5'5" x 6'8" (1.66 x 2.05)



Utility Room 5'5" x 8'8" (1.66 x 2.66)



Bedroom Two 17'2" x 16'10" (5.25 x 5.14)



Study 9'3" x 8'3" (2.82 x 2.53)

Downstairs W.C.

Integral Garage One 8'4" x 15'1" (2.56 x 4.60)

Integral Garage Two 8'0" x 17'0" (2.46 x 5.20)



Bedroom Two En Suite 5'8" x 7'11" (1.75 x 2.42)



Bedroom Five 9'9" x 10'1" (2.98 x 3.09)



Bedroom Three 9'9" x 11'7" (2.98 x 3.54)



Family Bathroom 9'8" x 7'10" (2.96 x 2.41)



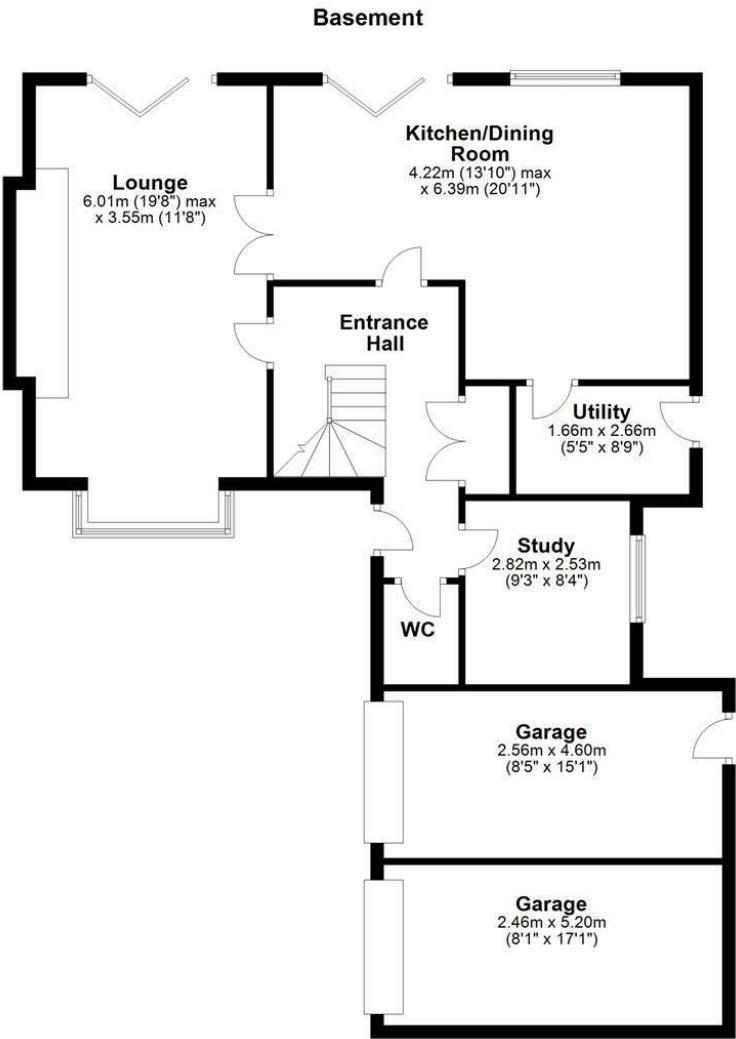
Outside



Bedroom Four 9'7" x 11'5" (2.93 x 3.48)



Floor Plan

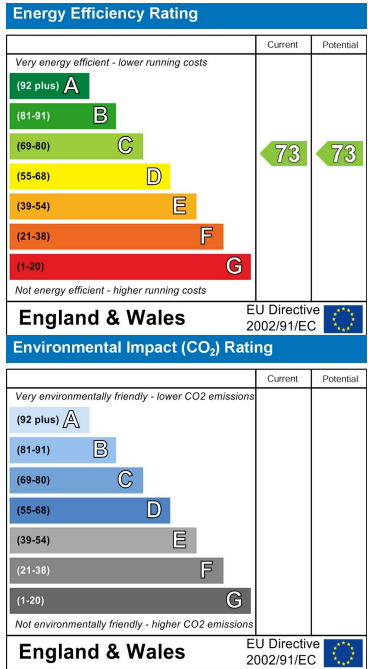


Total area: approx. 198.2 sq. metres (2133.2 sq. feet)

Area Map



Energy Efficiency Graph



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.