



 2
Bedrooms

 1
Bathroom



Presented by Louise Oliver Properties, this charming two-bedroom semi-detached bungalow is nestled in the highly sought-after area of Berkeley, Scunthorpe. Situated in a tranquil locale, it offers convenient access to a variety of local amenities and nearby scenic walking and cycling routes leading to nature reserves. The property features a modern open-plan kitchen and utility area, complete with built-in fridge freezer, oven, and grill. The spacious lounge boasts dual aspect views and an inviting electric fireplace. There are two double bedrooms, with the second bedroom currently utilized as a dining room, both offering ample built-in storage. A contemporary three-piece bathroom suite, featuring an over-bath shower, adds to the property's appeal.

Louise Oliver Properties proudly presents a charming two-bedroom semi-detached bungalow in the sought-after Berkeley neighborhood of Scunthorpe. Situated within easy reach of local conveniences such as pharmacies, retail stores, and takeaway options, this property also enjoys proximity to nature reserves like Atkinsons Warren and Kingsway Nature Reserve. Furthermore, it's just a brief five-minute drive to popular retail parks like Gallagher and Skippingdale, offering a diverse range of shopping options, and enjoys convenient access to the national motorway network.

The property features a modern, well-appointed kitchen seamlessly connected to a utility area, providing access to the rear garden. The kitchen boasts sleek white-fronted soft-close cabinets, integrated appliances including an oven, grill, extractor hood, and fridge freezer, complemented by a single breakfast bar-style worktop and ample larder storage. The main living area is bathed in natural light from dual aspect windows and features an electric fireplace set on a marble hearth, creating a cozy focal point. The contemporary three-piece bathroom suite includes additional built-in storage and an electric shower over the bath.

The spacious master bedroom offers ample living space and generous built-in storage, while the second bedroom, currently utilized as a dining room, features built-in storage and access to the conservatory. The conservatory, with its fully double-glazed multi-aspect uPVC windows, provides delightful views of the fully enclosed gardens.

Externally, the property boasts a double driveway leading to a detached garage at the rear via double gated access. The fully enclosed rear garden features a low-maintenance manicured lawn and a paved sun terrace, perfect for outdoor enjoyment.

Council Tax Band: B

ENTRANCE

Main entrance is to the side aspect of the property via single Upvc door, opening to entrance hall comprising of carpet flooring, double door built in storage, radiator, light to ceiling, access to the loft, and exiting to main living areas. Loft offers partial boarding and ladders to access.

LOUNGE *4.24m x 3.63m*

Well-proportioned lounge comprises of carpet flooring, dual aspect windows with curved bay beaded uPVC window to the front aspect, electric fire and marble hearth, and light to ceiling.

KITCHEN *5.13m x 2.83m*

Modern presented kitchen comprising of white fronted soft close wall and base storage, granite effect worktops, space for freestanding under counter white goods, one and a half stainless steel sink and drainer, built in dishwasher, oven and grill, induction hob with extractor over, and fridge freezer. With side aspect beaded uPVC window, and light to ceiling.

UTILITY *2.00m x 1.94m*

Open plan to the kitchen comprising of built in floor to ceiling larder storage, tiled flooring, dual aspect beaded uPVC windows, and single door exiting to gardens, single granite effect worktop with space under for freestanding white goods, and breakfast area, radiator, and light to ceiling.

CONSERVATORY *2.91m x 2.85m*

Large rear aspect conservatory comprising full double glazed uPVC surround, tiled flooring, and single door opening to rear garden.

BATHROOM *2.12m x 1.64m*

Modern three-piece bathroom suite comprising pedestal hand basin, low flush toilet, panel bath with electric shower unit over, rear aspect obscure glazed window, built in storage, tiled flooring and walls, and light to ceiling.

BEDROOM ONE *3.78m x 3.64m*

Double bedroom comprises of carpet flooring, front aspect beaded uPVC window, built in storage, single radiator, and light to ceiling.

BEDROOM TWO / DINING ROOM *3.56m x 2.70m*

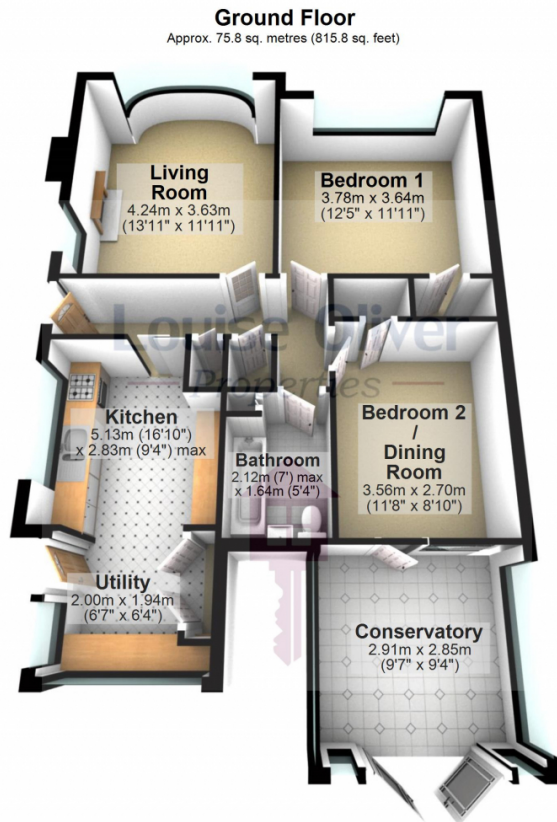
Bedroom two in current use as dining room space comprises of carpet flooring, built in storage, radiator, light to ceiling, and open to the rear conservatory.

EXTERNAL


The front elevation offers a double driveway with gated access to the rear gardens and detached single garage with mains power supply, and up and over door to access. The rear gardens boasts a deceptively spacious land featuring, paved rear sun terrace, matured borders, and manicured lawn, with a fully secured perimeter.

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Total area: approx. 75.8 sq. metres (815.8 sq. feet)
35 Sherburn Crescent

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Sherburn Crescent, DN15

