 4  
Bedrooms

 3  
Bathrooms



Nestled in the sought-after Cliff Gardens, Scunthorpe, this spacious four-bedroom detached home offers an impressive 2977 sq. ft. of living space. Boasting three reception rooms, a modern kitchen-diner, utility room, and a ground-floor shower room, this home is designed for both comfort and practicality. The master suite features a private dressing room and a stunning five-piece en-suite, accessed via a hidden entrance within fitted wardrobes.

Set on generous, private grounds, the home is secured by twin electric gates, high boundary walls, and security shutters. The south-facing landscaped garden is ideal for entertaining, enhanced by floor lighting and perimeter security lighting. An integrated double garage with electric doors offers convenience, while the prime location is just a short walk from Scunthorpe General Hospital, top schools, and major amenities.

## **Executive Four-Bedroom Detached Family Home – Cliff Gardens, Scunthorpe, North Lincolnshire**

Nestled in the prestigious and highly sought-after location of Cliff Gardens, this exceptional four-bedroom executive detached family home offers an impressive 2,977 sq. ft. of living space, designed for modern family living. With a prime location just a short walk from Scunthorpe town centre and Scunthorpe General Hospital, the property is ideally situated close to highly regarded schools, medical facilities, public transport links, and all major local amenities.

### **Exterior & Grounds**

Set within a generous plot, the property boasts extensive land to both aspects, featuring a private driveway with twin electric gates for security, high perimeter walls for privacy, and ample on-and-off driveway parking. The front garden includes five heavy-duty posts, providing enhanced security for a caravan or motorhome.

The south-facing rear garden is meticulously landscaped, offering a stunning outdoor space for relaxation and entertainment. A manicured lawn is accompanied by mature fruit trees, including greengage, damson, pear, and apple. The garden also includes the sale of a summer house and a wood storage shed. Further enhancing the space, external perimeter security lighting and integrated floor lighting create an ambient setting for evening gatherings.

The home also benefits from an integrated double garage, accessible via electric roll-top doors on both the front and side aspects, with built-in floor-to-ceiling shelving and a sink with a drainer, providing ample storage and parking solutions. Additional security features include external security shutters on the ground floor rear aspect windows and internal security shutters on the first floor, offering peace of mind for homeowners.

### **Ground Floor Accommodation**

Upon entering the property, you are welcomed by a spacious reception hall featuring solid wood flooring, two under-stair storage cupboards, a radiator, and ceiling lighting, providing access to the study, kitchen, and lounge.

The large study, located at the front of the property, boasts exposed stone brick walls, dual-aspect double-glazed windows, wood flooring, a radiator, ceiling lighting, and double doors opening into the reception hall.

The spacious L-shaped family room is ideal for relaxation and entertaining, featuring carpeted flooring, dual-aspect uPVC windows, sliding patio doors leading to the south-facing garden, and a charming multi-fuel burner set within a molded alabaster mantel with a marble hearth.

The modern kitchen and dining area is equipped with white-fronted floor-to-ceiling storage units, granite-effect worktops, a built-in two-door gas oven and grill, a four-ring gas hob with an extractor unit above, an integrated fridge, and a corner-set white ceramic sink with brass fittings. Tiled flooring, a rear-aspect uPVC window, a radiator, and ceiling lighting complete this stylish space.

A well-appointed utility room, accessed via the rear lobby, provides additional storage and workspace with wood-fronted wall and base units, worktops, a stainless-steel sink with a drainer, and space for multiple freestanding white goods. The utility room also offers access to the rear garden via a single uPVC barn door and connects to the WC and shower room.

The walk-in wet room features fully tiled walls and flooring, a separate WC with a close-coupled soft close toilet and obscure glazed rear-aspect window, a corner wall-mounted hand basin, a secondary rear-aspect obscure glazed uPVC window, and a wall-mounted electric shower unit.

## **First Floor Accommodation**

The first floor boasts four generously proportioned double bedrooms, a family shower room, and an impressive master suite.

The master bedroom is a luxurious retreat, featuring built-in white-fronted wardrobes, solid wood flooring, a rear-aspect window with internal security shutters, a radiator, and spot lighting to the ceiling. It is accessible via a private dressing room, offering an array of built-in white-fronted wardrobes, carpeted flooring, a radiator, and ceiling lighting.

A standout feature of this home is the large five-piece en-suite bathroom, discreetly accessed via a concealed door integrated within the fitted wardrobes. This en-suite offers an enlarged panel bath with mixer taps and a tiled shelving area, a wall-hung pedestal hand basin with concealed waste, wood-effect tiled flooring, white tiled walls, a shower cubicle with wet-wall paneling, a glazed door entry, and an electric shower unit. Additionally, the suite includes a close-coupled soft close toilet, a lidded urinal with concealed waste, a side-aspect obscure glazed uPVC window, and spot lighting to the ceiling.

The family shower room is well-equipped, featuring a single glazed shower cubicle with a raised acrylic tray and wall-mounted electric shower unit, tiled walls, and wood-effect tiled flooring. Additional amenities include a wall-hung urinal with a soft-close seat, a close-coupled toilet, a wall-mounted hand basin, a rear-aspect uPVC window with internal security shutters, a ladder-style towel radiator, and spot lighting to the ceiling.

The additional three double bedrooms are all well-proportioned, featuring built-in wardrobes, uPVC windows, radiators, and ceiling lighting. One bedroom offers wood flooring and built-in wardrobes with sliding doors, along with a single pedestal hand basin, while another bedroom benefits from internal security shutters for added peace of mind.

This exceptional family home offers a rare combination of space, security, and modern living, set within a prime location. With a wealth of high-quality features and an extensive footprint, this property is ideal for families looking for both comfort and convenience. The combination of stunning outdoor space, well-appointed interiors, and superior security features makes this a truly unique offering in the market.

Viewing is highly recommended to fully appreciate the scale, privacy, and luxury this executive detached home has to offer.

**Study** *6.03m x 2.72m*

A generously sized study situated at the front entrance features a composite external door, exposed stone brick walls, dual-aspect double-glazed windows, solid oak wood flooring, a radiator, and double doors leading to the reception hall, with ceiling lighting.

**Reception Hall**

A spacious reception hall featuring solid oak wood flooring, two under-stair storage cupboards, a radiator, ceiling lighting, and access to the study, kitchen, and lounge.

**Lounge** *6.42m x 3.78m*

A spacious L-shaped family room featuring carpeted flooring, dual-aspect uPVC windows, sliding patio doors leading to the south-facing garden, a multi-fuel burner with a molded alabaster mantel and marble hearth, a radiator, and ceiling lighting.

**Sitting Room** *6.42m x 4.80m*

A spacious sitting room/dining room featuring wood laminate flooring, radiators, a front-aspect uPVC window, rear-aspect sliding patio doors, and lighting to the ceiling and walls.

**Kitchen** *6.53m x 2.70m*

A modern kitchen and dining room featuring white fronted floor-to-ceiling storage units, granite-effect worktops, a built-in two-door gas oven and grill, a four-ring gas hob with an extractor unit above, an integrated fridge, a corner-set white ceramic sink with brass fittings, a radiator, a rear-aspect uPVC window, tiled flooring, and ceiling lighting.

**Utility Room** *4.24m x 2.08m*

A spacious utility room, accessible via the rear lobby, featuring wood-fronted wall and base storage cupboards with worktops, a stainless steel sink and drainer, space for multiple freestanding white goods, a rear-aspect uPVC window, a rear-aspect single uPVC barn door, a radiator, ceiling lighting, and an opening to the WC and shower room.

**Shower Room & WC**

A walk-in wet room featuring tiled walls and flooring, a separate WC area with a close-coupled soft close toilet and rear-aspect obscure glazed window, a corner wall-mounted hand basin, a secondary rear-aspect uPVC obscure glazed window, and a wall-mounted electric shower unit.

**Double Garage** *5.54m x 5.09m*

The double garage features external entry via electric roller shutters to the front aspect and a single electric roller shutter to the side aspect. Floor to ceiling storage cupboards and shelving built in. A sink and drainer. An internal wooden door provides access from the rear lobby, and there is ceiling lighting.

**Master Bedroom** *5.51m x 4.72m*

The master bedroom features built-in white-fronted wardrobes, solid oak wood flooring, a rear-aspect window with internal security shutters, radiator, and spot lighting to the ceiling. It is accessible via the dressing room. And open to five piece bathroom suite via hidden entrance door panel.

**Dressing Room** *3.71m x 2.90m*

A spacious dressing room featuring a range of built-in white-fronted wardrobes, a radiator, carpeted flooring, and ceiling lighting.

**En-Suite Bathroom** *4.94m x 2.00m*

Spacious five-piece en-suite bathroom accessed through a concealed door integrated within the fitted wardrobes, featuring a gloss-fronted entrance from the master suite. The bathroom includes an enlarged panel bath with mixer taps and a generous tiled shelving area, a wall-hung pedestal hand basin with partially concealed waste, wood-effect tiled flooring, and white tiled walls. It also offers a shower cubicle with wet-wall paneling, a glazed door entry, and an electric shower unit. Additional features include a close-coupled soft close toilet, a lidded urinal with concealed waste, a side aspect obscure glazed uPVC window, and spot lighting to the ceiling.

**Shower Room** *3.07m x 2.43m*

The family shower room features a single-glazed shower cubicle with a raised acrylic tray and a wall-mounted electric shower unit, tiled walls, and wood-effect tiled flooring. It also includes a wall-hung urinal with a soft-close seat, a close-coupled soft close toilet, a wall-mounted hand basin, a rear-aspect uPVC window with internal security shutters, a ladder-style towel radiator, and spot lighting to the ceiling.

**Bedroom Two** *3.92m x 3.36m*

A double bedroom featuring carpeted flooring, a rear-aspect uPVC window with internal security shutters, a radiator, built-in white-fronted wardrobes, and ceiling lighting.

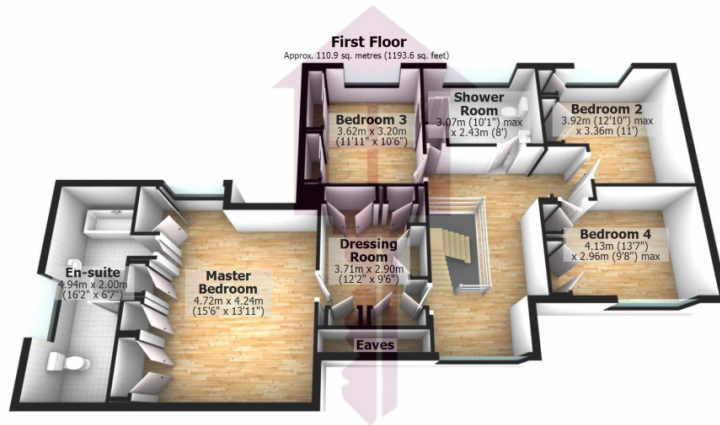
**Bedroom Three** *3.62m x 3.20m*

A double bedroom featuring wood flooring, built-in wardrobes with sliding door access, a single pedestal hand basin, a radiator, a rear-aspect uPVC window with internal security shutters, and ceiling lighting.


**Bedroom Four** *4.13m x 2.96m*

A double bedroom featuring carpeted flooring, a radiator, built-in wardrobes, and a front-aspect uPVC window.

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Total area: approx. 276.6 sq. metres (2977.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>77</b>
(55-68)	<b>D</b>	<b>67</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

Address: 4 Cliff Gardens , DN15

