

## 22 AVENUE CLAMART SCUNTHORPE, DN15 8EQ

**£375,000**  
**FREEHOLD**

This stunning detached four-bedroom bungalow is nestled in a highly desirable location, making it a fantastic full-term key property for downsizers or families alike.



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## 22 AVENUE CLAMART

### DESCRIPTION

Welcome to Avenue Clemart!

This stunning detached four-bedroom bungalow is nestled in a highly desirable location, making it a fantastic full-term key property for downsizers or families alike.

As you step into the welcoming hallway, you'll immediately notice the generous layout. To your right, you'll find a spacious kitchen and dining area featuring high-end appliances, a sleek finish, and a warm, cosy feel—perfect for family gatherings and entertaining.

To your left lies the main bedroom, a very generous double room offering comfort and style. The rear-facing living room is designed to a high standard, complete with a media unit, alcove shelving, and a large window that beautifully frames the rear garden.

Completing the ground floor are two additional double bedrooms, a practical utility room, and a family bathroom boasting a walk-in shower and a panelled bath, ensuring convenience and luxury for all.

Heading upstairs, the first floor serves as ideal guest quarters, with a fourth double bedroom, a walk-in wardrobe, and a full bathroom.

Outside, the property features a block-paved driveway, a single attached garage, and a low-maintenance rear garden. The garden is laid to lawn with elevated bedding and attractive planting, offering a peaceful retreat.

Situated close to numerous local amenities, this wonderful bungalow is truly ready to move into. Don't miss the opportunity to make this exceptional property your home!

PLEASE NOTE A POSSIBLE PART EXCHANGE MAYBE CONSIDERED FOR A LARGE 4/5 BED DETACHED FAMILY HOME IN SKIPPINGDALE AREA, GET IN TOUCH FOR FURTHER DETAILS

### KITCHEN / DINER

### UTILITY

### LOUNGE

### BEDROOM ONE

### BEDROOM TWO

### FAMILY BATHROOM

### BEDROOM THREE/SNUG

### WC

### FIRST FLOOR LANDING

### BEDROOM FOUR

### WALK IN WARDROBE

### BATHROOM

### GARAGE



## 22 AVENUE CLAMART









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### ADDITIONAL INFORMATION

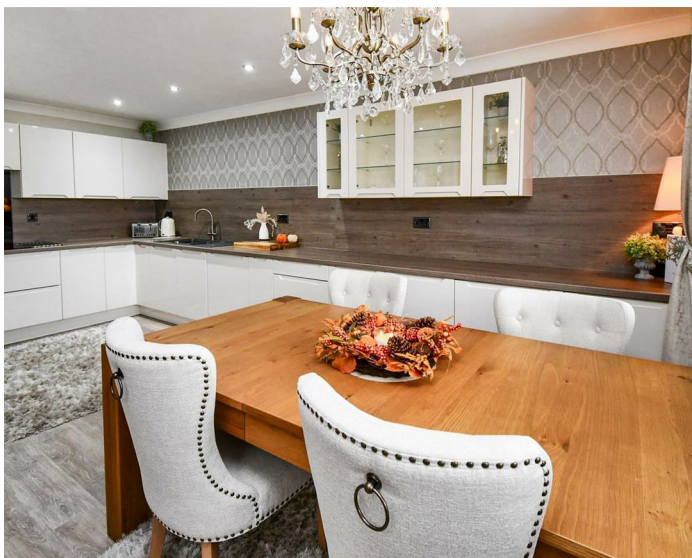
**Local Authority –**

**Council Tax – Band D**

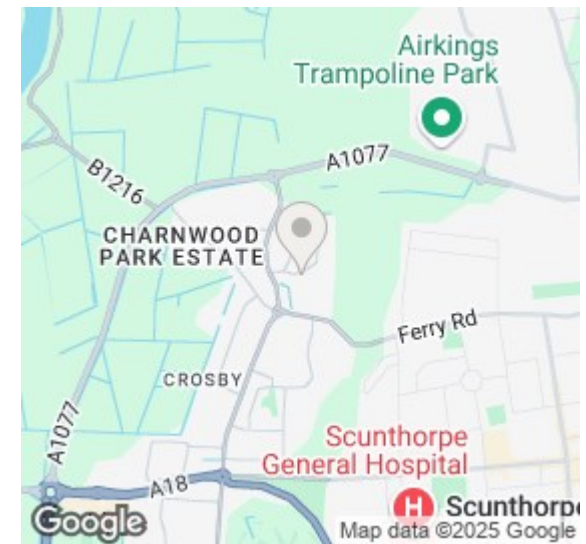
**Viewings – By Appointment Only**

**Floor Area – 1679.00 sq ft**

**Tenure – Freehold**







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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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