

## 4 ROTHBURY ROAD SCUNTHORPE, DN17 1EX

**£385,000**  
**FREEHOLD**

A stunning, fully renovated detached family home in one of the area's most sought-after locations.



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## 4 ROTHBURY ROAD



### DESCRIPTION

This wonderful property offers generous living space, beautiful finishes throughout, and all the modern comforts you'd expect – plus a touch of luxury. From the moment you step into the welcoming hallway, complete with its striking oak and glass staircase, you know this is a home designed to impress.

The ground floor begins with a handy downstairs WC and a cleverly designed understairs storage cupboard. To the front, you'll find a dual-aspect living room, tastefully decorated and featuring a bespoke media wall and fire – perfect for cosy evenings or family movie nights.

Working from home? You're in luck. There's a great-sized home office, thoughtfully set up with space for his-and-hers desks, offering the ideal spot for productivity without compromise. But the real showstopper is the heart of the home – the expansive kitchen, dining and family room. With its central island, vaulted ceiling with feature windows, and plenty of room for gatherings, this is where everyone will want to be. From here, doors lead through to a bright conservatory, while a generous lean-to utility and storage space keeps everything practical and organised.

Upstairs, the master bedroom is beautifully appointed with built-in wardrobes, joined by a further double and two generous singles. The stylish family bathroom is a highlight in itself – with a large walk-in shower, bath, and modern fittings. From the inner landing, a staircase takes you up to the loft room, offering excellent potential for conversion into an additional bedroom, studio, or hobbies room.

Outside, the property continues to impress. There's a detached one-and-a-half tandem garage, plenty of

off-street parking, and attractive rear gardens – the perfect setting for relaxing or entertaining.

In summary, this Rothbury Road gem ticks all the boxes – space, style, practicality, and potential. A true family home in a fantastic location.

### ENTRANCE PORCH

Accessed through a composite door.

### ENTRANCE HALLWAY

With stairs to the first floor and under stairs storage.

### DOWNSTAIRS WC

With an opaque uPVC double glazed window to front aspect, WC, hand wash basin and a chrome towel heater.

### LIVING ROOM

With uPVC double glazed windows to rear and side aspect, media wall with built in feature electric fire, panelled alcoves and a radiator.

### OFFICE / STUDY

With a uPVC double glazed window to front aspect and 2 X uPVC windows to side aspect and a radiator.

### KITCHEN / DINER

With a uPVC double glazed window to front aspect, French doors into the garden and French doors into the conservatory, the kitchen has a range of high gloss wall and base units with quartz worktops, Belfast sink, integrated dishwasher, integrated full height fridge and freezer, eye level electric fan assisted oven with warming tray and grill, integrated microwave, central island with storage, space for an eight seater table and 2 X radiators.

### CONSERVATORY

With uPVC double glazed French doors to rear aspect, uPVC double glazed windows surrounding and a radiator.

## UTILITY

With a composite door to front aspect, uPVC double glazed door and windows to the rear aspect, space and plumbing for a washing machine and dryer, storage area and a radiator.

## FIRST FLOOR LANDING

With a uPVC double glazed window to front aspect and a radiator.

## MASTER BEDROOM

With a uPVC double glazed window to rear aspect, radiator and built in wardrobes.

## BEDROOM FOUR

With a uPVC double glazed window to rear aspect and a radiator.

## BEDROOM THREE

With a uPVC double glazed window to rear aspect and a radiator.

## FAMILY BATHROOM

With an opaque uPVC double glazed window, panelled bath, walk in shower, WC, vanity housed hand wash basin, towel heater.

## BEDROOM TWO

With a uPVC double glazed window to front aspect,

## LOFT ROOM

Accessed from the first floor landing with Velux style windows X 2 and storage to the eaves.

## EXTERNALLY

The front of the property has a block paved driveway with off street parking for four vehicles and lead to the access to the car port with electric roller shutter door which leads to the detached garage. The rear garden is fully enclosed, laid to lawn, Gazebo and patio area.

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### ADDITIONAL INFORMATION

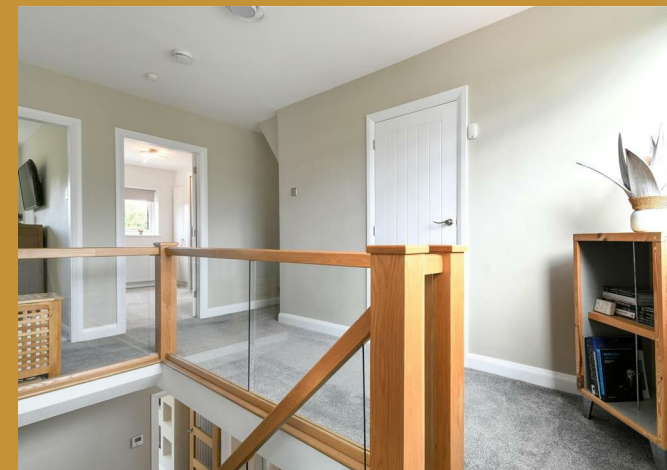
**Local Authority –**

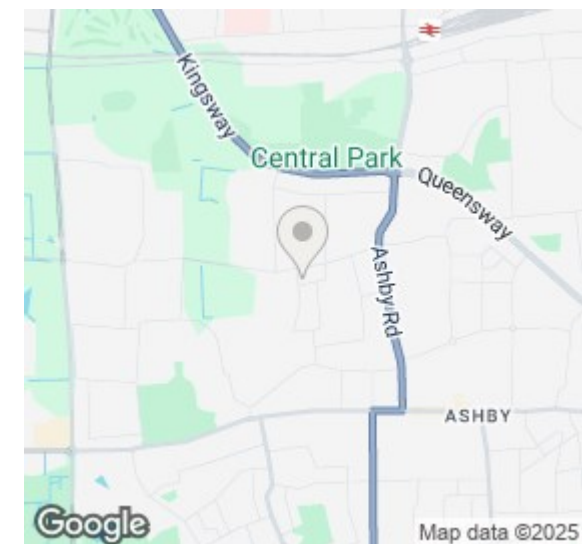
**Council Tax – Band E**

**Viewings – By Appointment Only**

**Floor Area – 2002.00 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>	70	74
(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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