



40 WOODCROSS AVENUE SCUNTHORPE, DN16 3FG

£210,000
FREEHOLD

A move-in ready detached family home in Timberlands, boasting immaculate interiors, integral garage with utility, and a private rear garden



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40 WOODCROSS AVENUE

DESCRIPTION

Welcome to Woodcross Avenue, Scunthorpe.

Set within the ever-popular Timberlands development on the edge of Lakeside, this immaculate three-bedroom detached family home offers beautifully presented interiors and thoughtful touches throughout. With Lakeside Retail Park just moments away, you'll find shops, supermarkets, and amenities within easy reach, while still enjoying a peaceful residential setting.

Step inside through a smart composite door into a welcoming hallway, which leads into the spacious, front-facing lounge – the perfect place to relax with the family. From here, the home flows into a stylish kitchen diner, offering plenty of room for a dining table and fitted with a range of units, integrated oven with gas hob and extractor, ceramic sink, and space for appliances. French doors and a rear window fill the space with natural light and open onto the garden, creating a wonderful link between indoors and out. A rear hallway with a handy WC completes the ground floor.

The kitchen also provides integral access to the garage, which has been cleverly adapted to include both a front storage area and a rear utility space with additional appliance and storage options – a practical feature for busy family life.

Upstairs, there are three good-sized bedrooms, with the master enjoying its own en-suite shower room. The family bathroom is fitted with a bath and shower mixer tap, wash hand basin, WC, and heated towel rail.

Externally, the home continues to impress. To the front is a neat lawn with planted border, along with driveway parking and access to the garage. The rear garden is

laid to lawn with a landscaped patio, raised gravel seating area, and a timber garden shed, all enclosed by fencing for privacy – an ideal space for entertaining, relaxing, or play.

Woodcross Avenue is a wonderful opportunity to secure a stylish and practical family home in a sought-after location.

LOUNGE

front-facing window, radiator

KITCHEN DINER

a stylish kitchen diner, offering plenty of room for a dining table and fitted with a range of units, integrated oven with gas hob and extractor, ceramic sink, and space for appliances. French doors and a rear window

UTILITY ROOM

space for appliances, boiler and storage unit, internal door to storage garage

WC

WC and vanity sink unit

BEDROOM 1

window to the front, radiator

EN-SUITE

window to the side, WC, wash hand basin, shower cubicle with electric shower, towel rail

BEDROOM 2

window to the front, radiator

BEDROOM 3

window to the rear, radiator, sliding door fitted wardrobes

BATHROOM

fitted with a bath and shower mixer tap, wash hand basin, WC, and heated towel rail



40 WOODCROSS AVENUE





*We may not have it all together,
But together we have it all*



40 WOODCROSS AVENUE

ADDITIONAL INFORMATION

Local Authority –

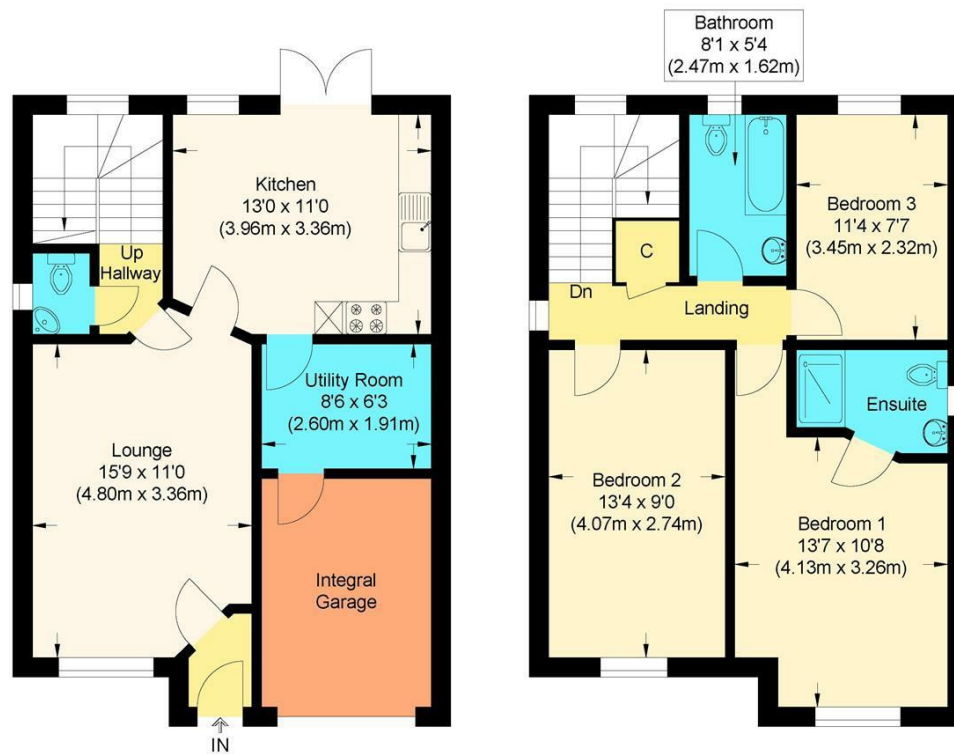
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 1119.00 sq ft

Tenure – Freehold





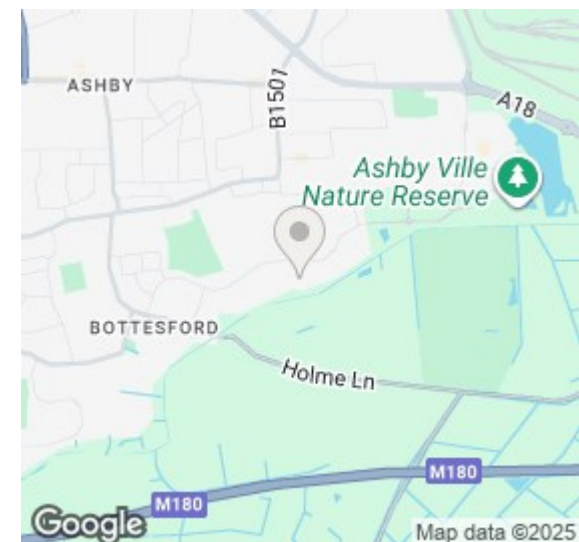
Ground Floor

First Floor

Woodcross

Approximate Gross Internal Floor Area : 100.20 sq m / 1078.54 sq ft
(Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating

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

76 87

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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