



19 WOODSIDE DRIVE

SCUNTHORPE, DN17 2EA

£215,000
FREEHOLD

Beautifully Presented 3 Bedroom Detached Family Home

Set within a popular residential location, this attractive 3-bedroom detached property offers well-planned living space, generous room sizes and a private, South facing low-maintenance garden - an ideal home for families, first-time movers or anyone seeking a modern, ready-to-move-into home.



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DESCRIPTION

Welcome to Woodside Drive, a beautifully presented three-bedroom detached home offering spacious, well-planned accommodation ideal for family living.

The property opens into a welcoming entrance hall with stairs to the first floor and access to both the lounge and the kitchen diner. The dual-aspect kitchen diner enjoys excellent natural light and is fitted with modern white high-gloss wall and base units, an integrated oven, hob and extractor fan, along with space for a dishwasher and fridge freezer, plus a useful built-in cupboard. A door leads to the practical utility room, providing additional appliance space, a side entrance door and a separate WC.

The spacious dual-aspect lounge features a front-facing window and French doors to the side opening out to the garden, and is further enhanced by an air-conditioning system that provides both heating and cooling, offering excellent comfort throughout the year.

Upstairs, there are three good-sized bedrooms. The bright and generous master bedroom benefits from a dressing area and its own en-suite shower room, complete with walk-in shower, wash hand basin and WC. The family bathroom is fitted with a modern suite including bath, wash hand basin and WC.

Externally, the property enjoys lawned areas to the front and side, with a pathway leading to the entrance door. The detached single garage, currently utilised as a home gym, offers further convenience with private parking directly in front.

The garden is fully enclosed by dwarf wall and timber fencing and enjoys a beautiful south-facing aspect. It has been thoughtfully designed for easy maintenance,

featuring a decked seating area, artificial lawn and a paved section to the rear enclosed by a picket fence - perfect for keeping pets away from the main garden.

This is a superb, move-in-ready home in a popular and convenient location.

ENTRANCE HALL

A bright and inviting entrance hall with stairs rising to the first floor and doors to the lounge and kitchen diner.

KITCHEN DINER

A fantastic dual-aspect room to the front and side, fitted with a range of modern white high-gloss wall and base units. Integrated oven, hob and extractor fan, with space for a fridge freezer and dishwasher. There is plenty of room for a dining table, a useful built-in cupboard and door through to:

LOUNGE

A spacious dual-aspect lounge with window to the front and French doors opening to the garden. This fantastic room also benefits from an air-conditioning system providing both heating and cooling, ensuring year-round comfort.

UTILITY ROOM

Practical and well-positioned with space for a washing machine and tumble dryer, a side exit door and internal door to a separate WC.

W.C.

With wash hand basin and W.C.

BEDROOM ONE

A generous and naturally bright master bedroom boasting its own dressing area and modern en-suite shower room fitted with walk-in shower, wash hand basin and WC.

EN-SUITE SHOWER ROOM

With walk in shower, wash hand basin and W.C.

BEDROOM TWO

A good-sized double bedroom with dual aspect windows.

BEDROOM THREE

A spacious single or ideal home office/nursery.

FAMILY BATHROOM

Modern suite comprising bath, wash hand basin and WC.

GARDEN

The fully enclosed garden enjoys a sunny south-facing aspect, designed for low maintenance with decked seating area, artificial lawn and a paved section to the rear separated by a picket fence - ideal for keeping pets off the main garden.

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ADDITIONAL INFORMATION

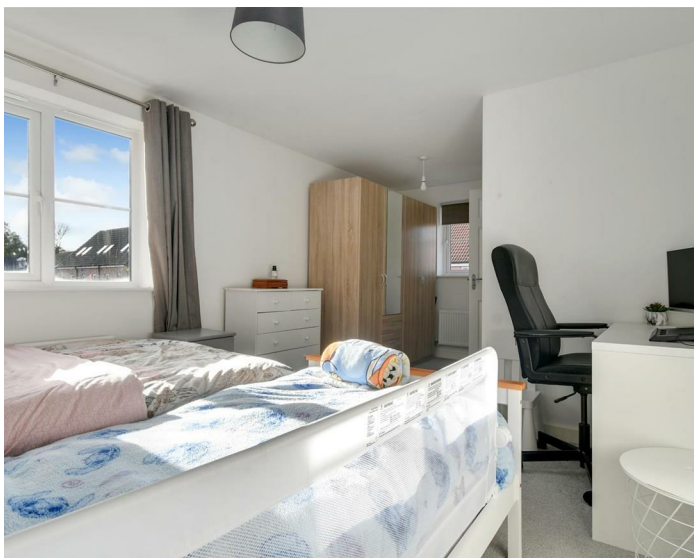
Local Authority –

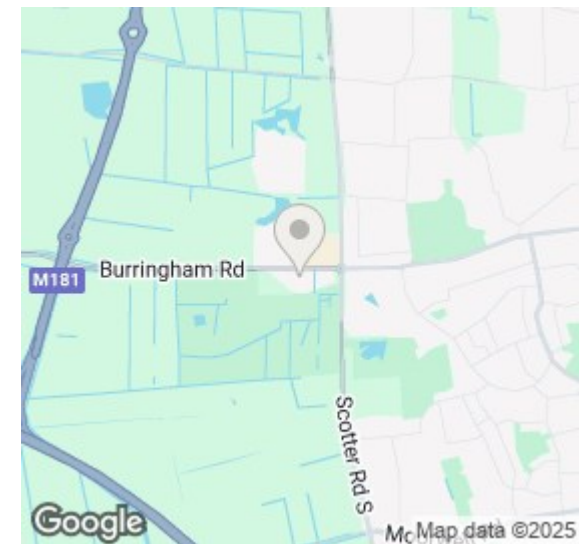
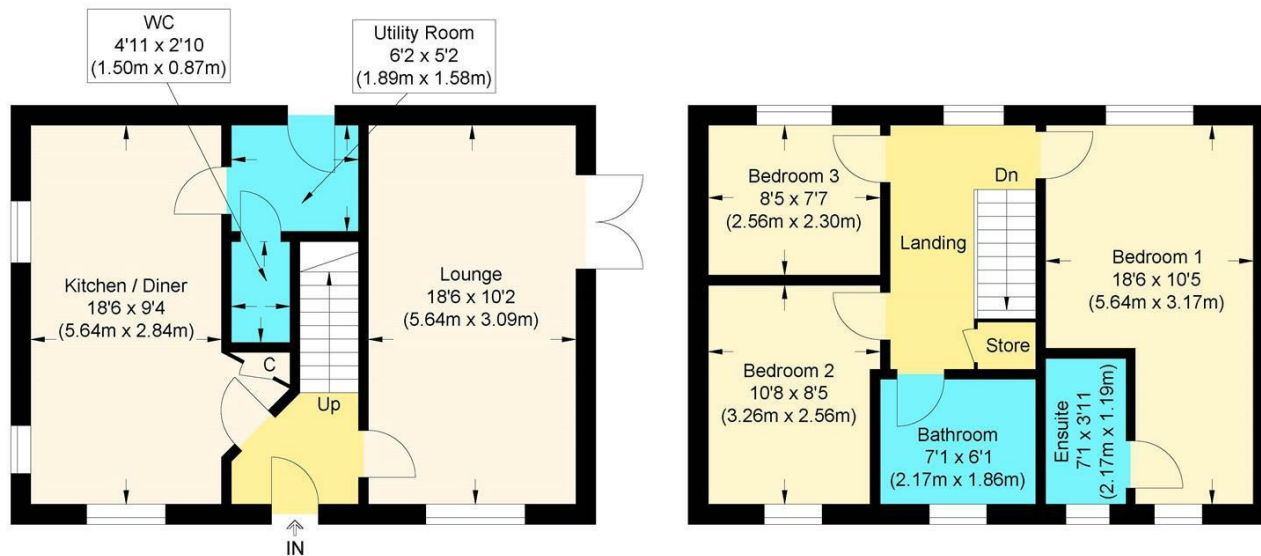
Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 986.00 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(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	

Woodside Drive

Approximate Gross Internal Floor Area : 91.6 sq m / 985.97 sq ft

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

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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