



Christophers Meadow, West Butterwick Scunthorpe DN17 3BF

welcome to

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Beautifully presented 4-bedroom detached home in a quiet West Butterwick cul-de-sac, featuring open-plan living, underfloor heating, en-suite master bedroom, integral garage, and a large private garden with gazebo, large patio area and children play area.



Entrance Hall

Double-glazed front entrance door, oak veneer flooring, hidden cupboard, and under floor heating.

Cloakroom

WC, wash hand basin, under floor heating, tiling to the walls, double-glazed window to front, ceramic tiled flooring, and colonial door.

Lounge

17' x 12' 8" (5.18m x 3.86m)

Double-glazed window to front aspect, oak veneer flooring, wood/glazed panel door, and under floor heating.

Kitchen

26' 2" x 11' 4" (7.98m x 3.45m)

Fitted kitchen with the range of wall and base cupboards, granite work surfaces, a sink, cooker hood, integrated dishwasher, double-glazed window to rear, granite splashbacks, ceramic tiled flooring, under floor heating, central island with granite work surface, wood/glazed panel door, and inset spotlights.

Family Room

19' 6" x 11' 8" (5.94m x 3.56m)

Double-glazed French door leads into the rear garden, three double-glazed Velux windows, under floor heating, ceramic tiled flooring and double-glazed bi-fold doors leading into the rear garden - perfect for indoor and outdoor living.

Utility Room

Belfast sink, wall and base cupboards, space for American style fridge/freezer, granite work surfaces, granite splashback, central heating boiler, ceramic tiled flooring, under floor heating, inset spotlights, and door leads into integral garage.

Landing

Stairs from entrance hallway, airing cupboard, radiator and inset spotlights.

Bedroom One

14' 5" max x 12' 7" (4.39m max x 3.84m)

Double-glazed window to front aspect, radiator, and colonial door.

Dressing room: Fully fitted walk-in wardrobe with double-glazed window, radiator, dressing table, and fitted shelves and rails.

En-Suite

Double-glazed Velux window to front, WC, double shower cubicle, wash hand basin with vanity unit, shaver point, extraction fan, fully tiled walls, heated towel rail, ceramic tiled flooring, and colonial door.

Bedroom Two

13' 6" to back of wardrobe x 10' 3" max (4.11m to back of wardrobe x 3.12m max)

Double-glazed window to rear aspect, radiator, and a large fitted wardrobe.

Bedroom Three

11' 8" eaves present x 9' 7" max (3.56m eaves present x 2.92m max)

Double-glazed window to front, radiator, storage cupboard, and colonial door.

Bedroom Four

9' 10" x 9' (3.00m x 2.74m)

Double-glazed window to rear, radiator, and colonial door.

Bathroom

Large family bathroom with double-glazed window to rear, roll top bath with mixer taps, shower cubicle, WC, wash hand basin with vanity unit, extraction fan, heated towel rail, ceramic tiled flooring, tiling to the walls, inset spotlights, and colonial door.

Front Garden

Laid to lawn, block paved driveway leading to the garage.

Rear Garden

Large and secure garden which is mainly laid to lawn, includes large patio area, spacious timber gazebo, children play area, cold water tap, shrub beds, and timber fencing forming boundary.

Garage

Plumbing for a washing machine, electric up & over door, power, and lights.



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welcome to

Christophers Meadow, West Butterwick Scunthorpe

- Spacious 4-bedroom detached home
- Quiet cul-de-sac
- Generous master bedroom with en-suite and dressing room
- Large private and secure rear garden with a large patio area
- Block-paved driveway & lawn at the front

Tenure: Freehold EPC Rating: B
Council Tax Band: D

£430,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SCT111125 - 0006

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