

# HUNTERS<sup>®</sup>

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## Avenue Clamart

Scunthorpe, DN15 8EQ

Offers In The Region Of £350,000



Council Tax: E



# 22a Avenue Clamart

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## Front

Attractive front to the property, with a grassed area, and a low level wall bordering. To the side of the home there is a driveway, offering off road parking for several vehicles, leading to the large garage, which benefits from electrics and an electric door.

## Garden

Low maintenance garden to the rear of the bungalow, which offers a paved area, which is surrounded with fencing, offering a degree of privacy to the area. There is also a summer house, which is negotiable in the sale.

## Lounge / Diner

14'7" x 25'9" (4.47m x 7.86m)

Generously sized lounge / diner to the front aspect of the home, with a large bay window allowing ample light into the area.

## Kitchen / Diner

14'1" x 9'10" (4.31m x 3.01m)

Modern fitted kitchen / diner to the rear of the property, benefiting from ample wall and floor units for storage. The kitchen also benefits from an integrated oven, hob, extractor fan and dishwasher - and has a door leading to the utility area.

## Utility Area

7'7" x 5'10" (2.32m x 1.80m)

## Bedroom 1

14'5" x 11'9" (4.41m x 3.59m)

Double bedroom to the front of the home, benefiting from ample fitted storage. The bedroom also leads through to the handy en-suite shower room.

## En-Suite

En-Suite shower room, with neutral suite.

## Bedroom 2

11'0" x 10'11" (3.37m x 3.35m)

Double bedroom to the front aspect, benefiting from fitted storage.

## Bedroom 3

7'10" x 12'0" (2.41m x 3.67m)

Good sized bedroom, with a fitted wardrobe.

## Reception Room / Bedroom 4

14'11" x 9'10" (4.55m x 3.01m)

Generous room to the rear aspect, which could be used as a further bedroom or reception room, depending on requirements. The Room benefits from double doors leading to the garden.

## Bathroom

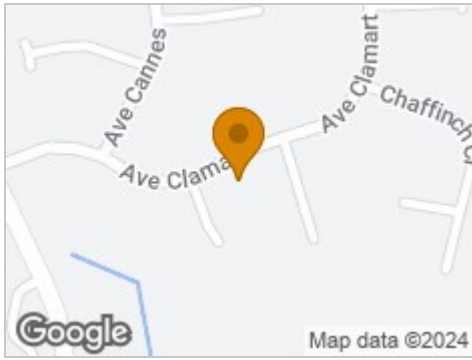
15'1" x 5'10" (4.60m x 1.80m)

Family bathroom, with neutral white suite.

Nestled in the desirable area of Avenue Clamart in Scunthorpe, this charming detached bungalow built in 1992 offers a perfect blend of comfort and style. This spacious property features a large garage and parking space for several vehicles, making it ideal for families. Internally the home benefits, in brief, from a generous lounge / diner, fitted kitchen, utility room, four possible bedrooms- ample space for a growing family or for those in need of a home office or hobby room. There is also an en-suite shower room and bathroom. To the rear of the home there is a low maintenance garden, offering a tranquil outdoor space to unwind or enjoy a spot of gardening without the hassle of extensive upkeep. The versatility of this property allows you to tailor the space to suit your lifestyle, whether you prefer a cosy retreat or a place to socialise with friends and family. Located in a peaceful neighbourhood, this bungalow provides a serene retreat from the hustle and bustle of everyday life while still being conveniently close to local amenities. Don't miss the opportunity to make this property your own and enjoy the best of both worlds - a peaceful haven with easy access to everything you need.



## Road Map



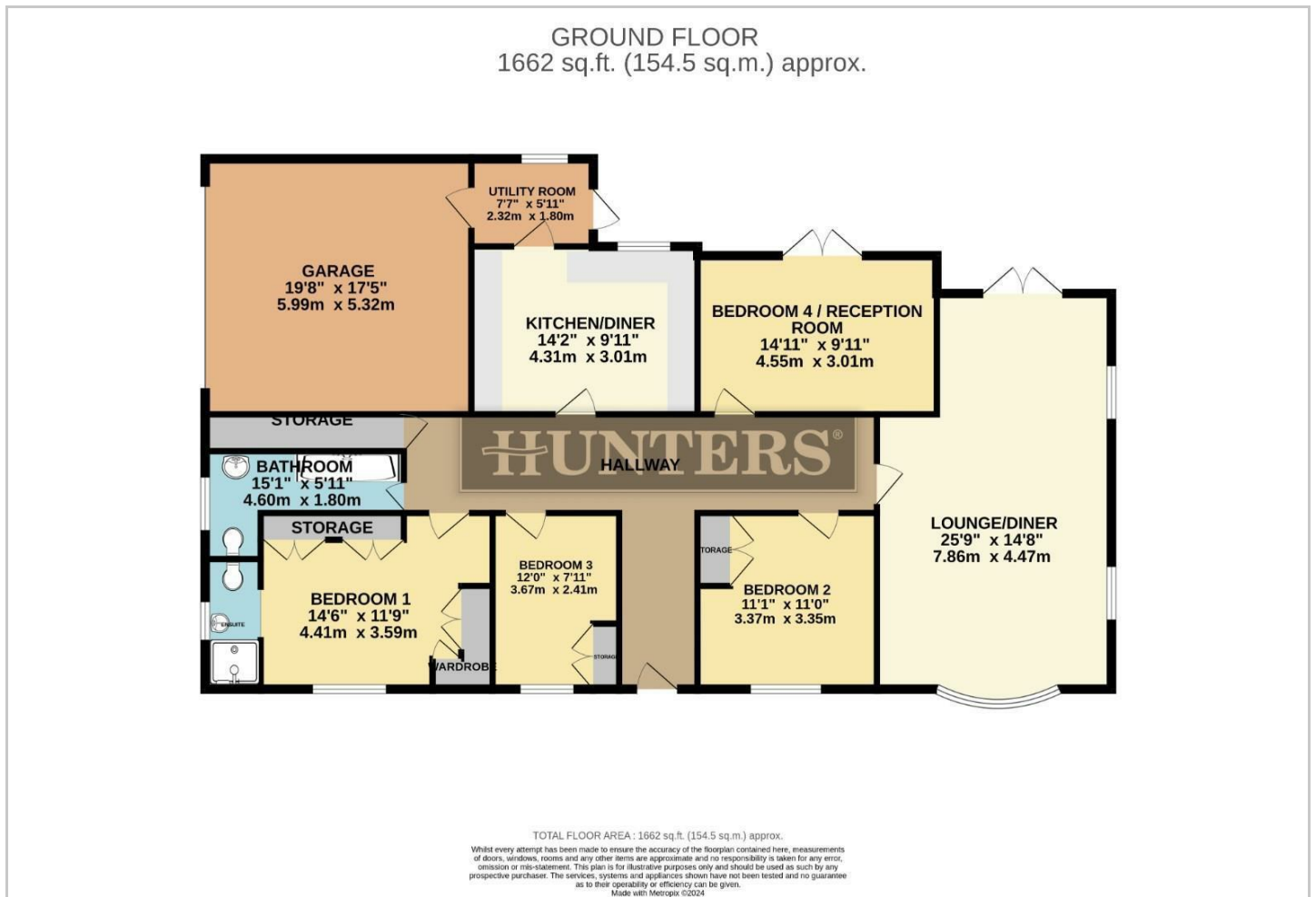
## Hybrid Map



## Terrain Map



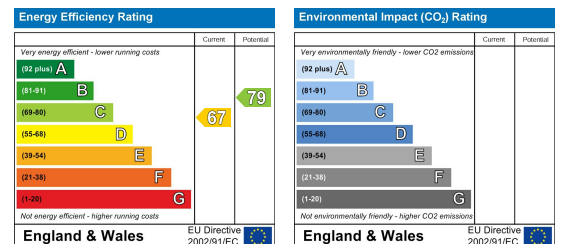
## Floor Plan



## Viewing

Please contact our Hunters Scunthorpe Office on 01724 700000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.