

**GRICE &
HUNTER**

**Chartered Surveyors
Estate Agents & Valuers
Est 1924**



“Belmont”, 11 Silica Crescent, Scunthorpe, DN17 2XA

- Elegant 4000 ft²/ 354m² house on a double plot size with mature gardens •
- Substantially built with quality fitted furniture and appointments throughout •
- 5 Bedrooms – 3 bathrooms • Fully fitted oak/granite kitchen • Games/snooker room •
- Communicating double garage •



£499,999 NO CHAIN

Accommodation (room sizes approx)

Covered main ENTRANCE

RECEPTION HALL with turning Staircase leading off, covered radiator, cornice, smoke detector, hall cupboards and oak internal doors leading off.

CLOAKS and VANITY ROOM 2.3m x 1.3m with toilet and pedestal wash basin, vanity unit, tiled décor, radiator, cornice, fan, wall light, etc.

Main SITTING ROOM 7.2m x 4.7m of bay window character with double doors entrance from the Hall, front and rear garden outlooks, cornice and illuminated niches, wall and ceiling lights, 2 radiators, tv provision and marble fireplace with authentic “living flame” gas fire.



Communicating CONSERVATORY 6.5m x 3m with terracotta tile floor, covered radiator, tv provision, power and lamp sockets, garden views and access to outdoor terrace.



Separate DINING ROOM 4.7m x 3.7m with rear garden outlook and French windows opening thereto, cornice, ceiling light, covered radiator and wall lights.



Breakfast KITCHEN 4.7m x 4m with quality oak units and polished granite continuous counter top, “Franke” 1 ½ bowl sink with mixer tap and filtered water tap, base and eye level cupboards, drawers and cabinets, **integrated refrigerator, dishwasher, microwave, “Niele” 5 burner gas hob, canopied fan (with down-light) and eye level double oven**, under cabinet and pelmet lighting, ceiling lights, covered radiator, tv point, cornice, rear and side outlooks, etc.

Side ENTRANCE LAUNDRY and UTILITY 3.4m x 2.4m with plentiful units in “limed oak”, polished granite drainer and surround to deep china sink, matching tiled splash areas, further counter top, base and eye level units, central heating boiler controls and personal door to the garage.

Oak Staircase to galleried **First Floor LANDING** with smoke detector, ceiling light, front facing window, deep linen cupboard and oak doors leading off.

GAMES ROOM/BEDROOM 7m x 6.4m with strengthened floor for use as a Billiards Room with oak laminate floor, double aspect views, wall and ceiling lights and 2 covered radiators.

MASTER BEDROOM SUITE 4.9m x 4.2m with front outlook, radiator, cornice, ceiling and bed head lights, **quality wardrobes, storage and vanity furnishings**, tv provision and vanity light.



DRESSING ROOM 3m x 2.3m fully fitted with **oak wardrobe and vanity furnishings**, rear outlook, radiator, cornice and archway approach to:-

EN-SUITE BATH and SHOWER ROOM 2.8m x 2.3m with 5 piece suite comprising corner cubicle rain shower with hand spray, low flush toilet, bidet, deep bath and wash basin within marble topped vanity unit, tiled décor, heated towel rail, shaver point, vanity light, fan, etc.



DOUBLE BEDROOM 2 4.7m x 3.7m rear facing fully fitted with **oak wardrobes, storage, bedside and vanity furnishings**, cornice, ceiling and bed head wall lights, vanity light, tv point and radiator.

BEDROOM 3 4m x 3.7m rear facing with fully **fitted oak wardrobes, storage, bedside and vanity furnishings**, vanity light, ceiling and bedhead lights, tv provision and radiator.

House BATHROOM 3.4m x 2.8m with tiled décor, 4 piece suite in white comprising corner cubicle rain shower with hand spray, low flush toilet, pedestal wash basin and deep cast iron bath. Vanity light, shaver point, oak vanity cupboards, radiator, fan, heated towel rail, etc.



Oak turning Staircase leading to Second Floor LANDING with front dormer window and eaves access.

BEDROOM 4 4.8m x 4.5m with 4 Velux roof lights, tv provision, 2 radiators, telephone and modem points, eaves space access, ceiling and wall lights.

BATHROOM 4.5m x 3.1m with Velux roof, panelled décor, supported wash basin, low flush toilet, bidet, free standing roll top bath and cubicle rain shower with hand spray. Radiator, fan and shaver point, vanity mirror with lights, eaves space access, etc.

BOX ROOM/STUDY 4.6m x 1.5m with Velux window, light, radiator and access to eaves storage space.

OUTSIDE The property occupies 2 plots and is facing to the front with substantial walled frontage and red tarmac driveway to Parking Court in front of the garages and main front entrance with lights. **Double Garage** (7m x 6.6m) with sealed floor, twin remote control up and over doors, plumbing provision for laundry appliances, freezer space, windows, power and fluorescent lighting, water tap and **Boiler Room** leading off with heating apparatus. Mature surrounding landscaped gardens with a variety of hard and soft plantings, exotics and extensive sun terrace. Outside lighting, water supply, Shed, Greenhouse, Summerhouse, CCTV, etc.



SERVICES (not tested) Mains water, electricity, drainage and gas - Gas central heating to radiators - Security system CCTV

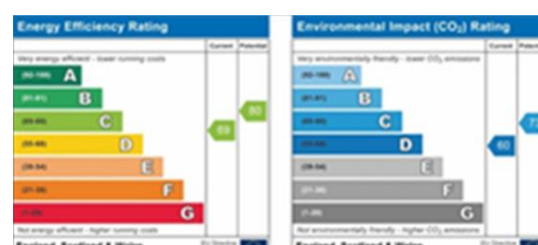
LOCAL AUTHORITY North Lincolnshire Council

COUNCIL TAX Band 'G' (on-line enquiry)

TENURE Freehold assumed

AGE Commissioned by the owner in the year 2000

VIEWING Strictly by prior appointment through Grice & Hunter 01724 866261





23 High Street, Epworth,
Near Doncaster DN9 1EP
Tel: (01427) 873684
epworth@gricehunter.co.uk

7 Priory Place,
Doncaster DN1 1BL
Tel: (01302) 360141
doncaster@gricehunter.co.uk

20 Oswald Road,
Scunthorpe DN15 7QJ
Tel: (01724) 866261
scunthorpe@gricehunter.co.uk

Isle of Axholme
Marketing Coordinator
07483100988

Consumer Protection Regulations

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order
2. All measurements, areas and distances are approximate only. Plans are for illustration purposes only and not to be used for Land Registry purposes.
3. Extracts from the Ordnance Survey are for identification purposes only and the surroundings may have changed. The plan may not be an accurate reflection of the actual boundaries and must not be used to depict legal boundaries.
4. Details regarding the Council Tax and Planning Permissions have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.

Misrepresentation

Grice & Hunter give notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in employment of Grice & Hunter has authority to make or give any representation or warranty in relation to the property.