

# HUNTERS®

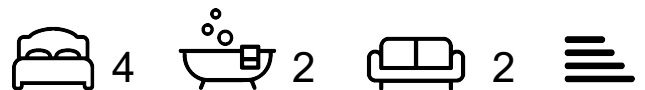
HERE TO GET *you* THERE



## Birch Drive

Scunthorpe, DN16 3GU

Offers In The Region Of £280,000



Council Tax: C



# 2 Birch Drive

Scunthorpe, DN16 3GU

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## Front

Attractive front of the home with mature a garden and fencing.

## Kitchen

17'3" x 13'7" (5.26m x 4.14m)

A contemporary kitchen featuring a large central island with built-in wine cooler, and sleek cabinetry in a soft grey tone. The kitchen includes integrated appliances, ample storage. There is also a breakfast bar seating area at the island, perfect for casual dining/entertaining.

## Living Room

17'10" x 11'4" (5.44m x 3.45m)

A spacious living room boasting natural light from a large bay window with a seating ledge. A modern feature wall with a mounted television creates a focal point.

## Dining Room

13'6" x 10'3" (4.11m x 3.12m)

A refined dining room with a polished wooden floor and delicate, light-toned walls.

## WC

5'6" x 3'11" (1.68m x 1.20m)

A practical and stylish cloakroom with a white suite including a WC and a compact basin with under-sink storage.

## Hallway

The hallway features polished wooden floors and a staircase leading upstairs, creating a welcoming entrance to the home with a light and airy feel.

## Master Bedroom

13'10" x 11'8" (4.21m x 3.56m)

The master bedroom is a spacious and bright, with a large window filling the room with daylight, complemented by a dressing area and an ensuite bathroom for added privacy and convenience.

## Bedroom 2

11'3" x 10'8" (3.44m x 3.25m)

A fresh and airy bedroom featuring two windows that allow plenty of natural light to brighten the space.

## Bedroom 3

11'2" x 6'11" (3.41m x 2.11m)

A double bedroom at the front of the home, The room's soft colour palette make it a perfect space to relax.

## Bedroom 4

9'7" x 8'5" (2.91m x 2.57m)

A comfortable fourth bedroom with a window that lets in natural light, s

## Bathroom

10'2" x 7'2" (3.11m x 2.19m)

A family bathroom tiled in neutral tones, featuring a bath with a shower over, a WC, a wash basin. The layout is practical and well-appointed for everyday use.

## Rear Garden

An inviting, well-maintained rear garden with a mix of lawn, flower beds, and a paved patio area, perfect for outdoor dining or relaxing. The garden includes mature planting, a garden shed, and a covered outdoor kitchen, adding character and functionality to the space.

Tel: 01724 700000

## Bar

8'1" 8'1" (2.47 2.47)

A great home bar area featuring a classic white counter with paneled detailing. This room opens out to the garden, making it ideal for entertaining and socializing throughout the year. It could also be used as a home office if required.

## Garage

A detached garage with driveway parking to the side of the property, providing convenient and secure space for vehicles and storage. The garage is accessed via a gated entrance and complements the brick exterior of the home.

## En-suite

The ensuite includes a modern shower, WC, and wash basin, with practical tiled flooring.

## Driveway

Driveway situated at the rear of the property offering off road parking, with gate access to the garden.



Road Map



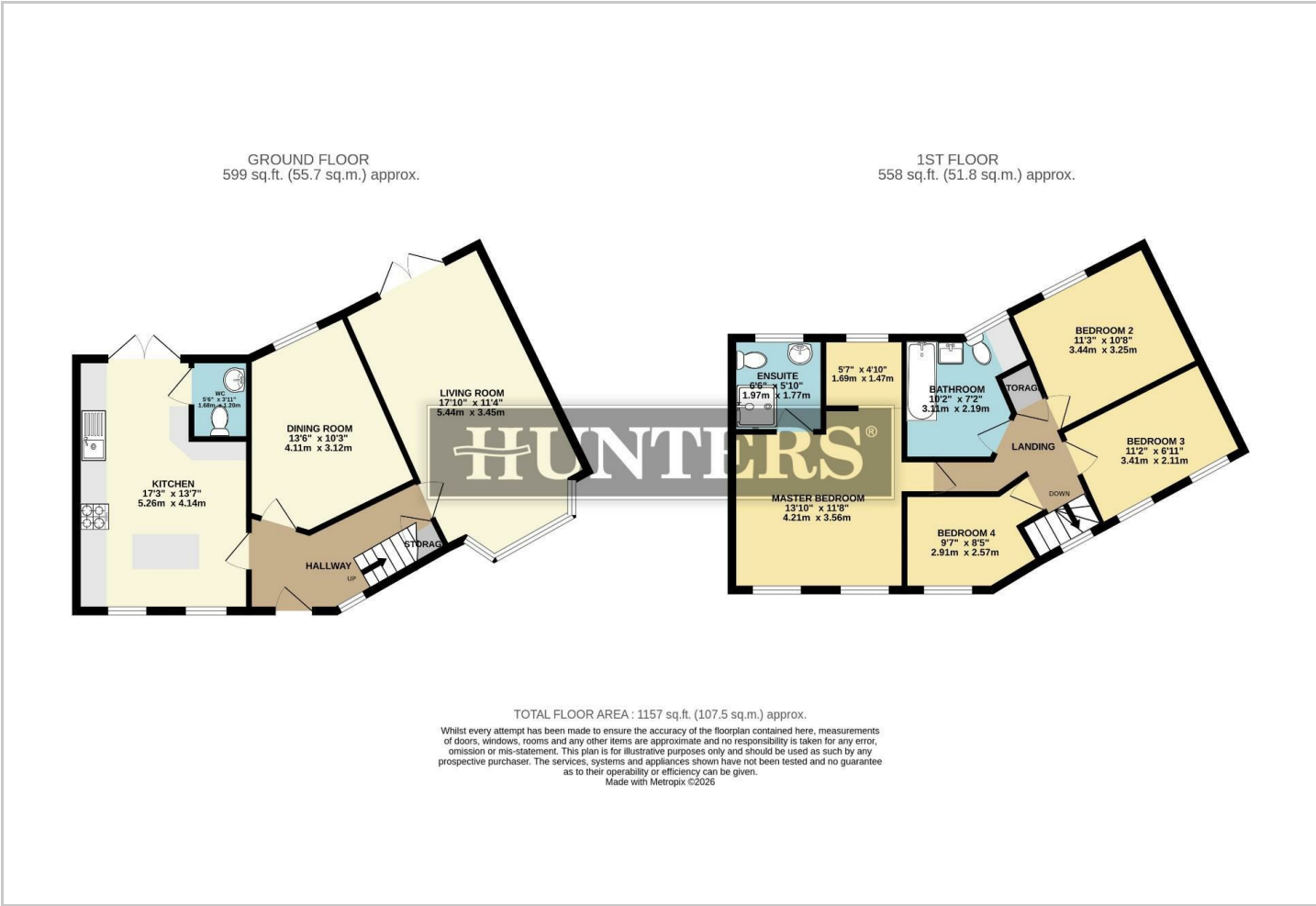
Hybrid Map



Terrain Map



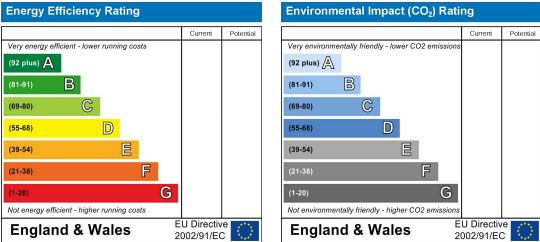
Floor Plan



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.