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## 40 Birchwood Road, Scunthorpe - DN16 3HS

£219,950 Freehold

Semi Detached • Three Bedrooms • Spacious Kitchen/Diner • Four Piece Family Bathroom • Expansive Driveway  
• Private Rear Garden • Modern Design • Freehold • Council tax band B • EPC rating C





Welcome to this **beautifully presented semi-detached family home**, perfectly positioned on the ever-popular Birchwood Road in Bottesford. From the moment you step inside, it's clear this is a property designed for **comfort, style, and modern living**.

The inviting **entrance hallway** offers space for freestanding furniture and opens gracefully to the staircase, setting the tone for the rest of the home. At the heart of the property lies the **impressive kitchen diner**—a generous, light-filled space ideal for everyday living and entertaining. A stunning **central island** with built-in drawers provides excellent storage, complemented by matching countertops and wall and base units. Integrated appliances include an oven, gas hob with extractor, microwave, and space for a dishwasher, along with dedicated areas for a fridge freezer, washing machine, and tumble dryer. A convenient **side door leads directly to the garden**.

The dining area flows effortlessly to the outdoors through **patio doors**, and features an **electric fireplace** and **built-in storage cupboards**, creating a warm and practical entertaining space. A **downstairs WC** adds further convenience.

To the front of the home, the **spacious lounge** boasts a charming **bay window** and a stylish **feature fireplace with electric fire**, offering a cosy retreat.

Upstairs, the landing leads to **three well-proportioned bedrooms**—two generous doubles and a comfortable single with a built-in cupboard. The **family bathroom** is a true highlight: spacious and beautifully appointed with a WC, **double sink with storage unit**, a **raised corner bath**, and a **separate open shower** with elegant partitioning.

Outside, the property continues to impress. The **block-paved driveway** to the front provides parking for multiple vehicles with a corner lawn, bordered by brick walls and fencing. A **tall wooden double gate** leads through to the rear garden, where there is **additional parking**, a **single garage**, and a wonderfully private outdoor space. The garden features a central lawn, **block-paved patio areas**, raised flowerbeds, and secure boundary fencing—perfect for relaxing or entertaining.

**This is a home that truly must be seen to be appreciated. Book your viewing today and prepare to fall in love!**

AGENTS NOTES

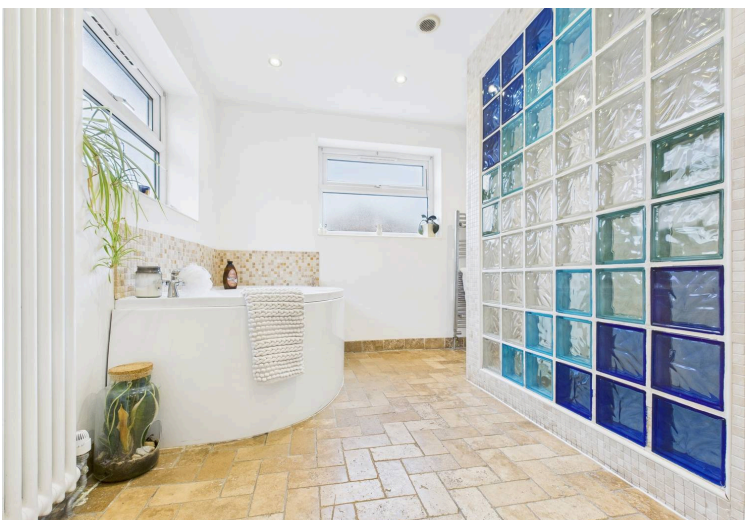
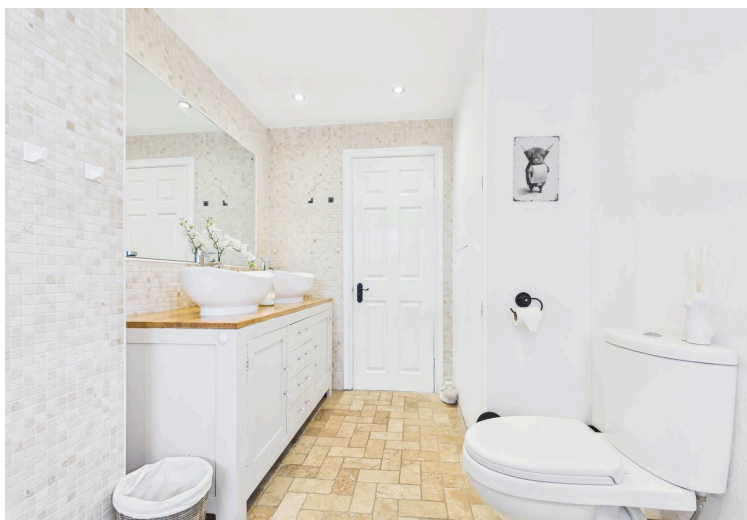
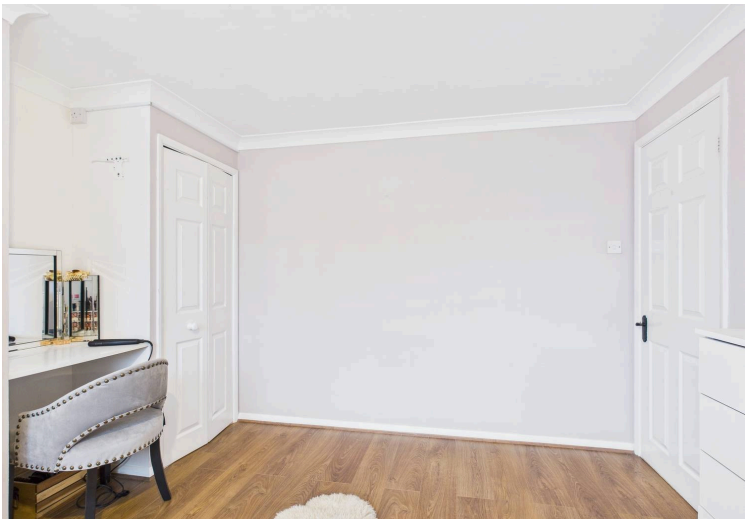


Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





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