



22 The Green
Scotter, DN21 3UD
£375,000

Bella
properties

Presenting this impressive detached home for sale, perfectly suited to growing families seeking a spacious and versatile home. Situated within easy reach of local amenities and inviting green spaces, this property combines convenience with a tranquil setting.

This large family home boasts four generously proportioned bedrooms, four spacious reception rooms including a conservatory, a study and additional office/storage room, a well-appointed kitchen, a practical utility room and a family bathroom. Externally, to the rear of the property is off street parking, a double garage and a rear garden with patio area, perfect for entertaining.

This detached home represents an exceptional opportunity for families who require space, flexibility, and proximity to local amenities. Early viewing is highly recommended to appreciate the full scope and benefits of this outstanding property!



Entrance Hall 15'3" x 5'10" (4.67 x 1.79)

Entrance to the property is via the front door and into the hallway. Internal doors lead to the study and sitting room. Carpeted stairs lead to the first floor accommodation.

Sitting Room 13'3" x 12'2" (4.04 x 3.71)

Open plan with the living room, carpeted with central heating radiator and uPVC bay window faces to the front of the property.

Living Room 19'1" x 15'7" (5.84 x 4.76)

Carpeted with two central heating radiators, window faces to the conservatory and double doors lead to the dining room.

Study 12'2" x 13'8" (3.71 x 4.17)

Carpeted with coving to the ceiling, central heating radiator, wall mounted electric fireplace and uPVC windows face to the front and side of the property.

Dining Room 15'9" x 15'0" (4.81 x 4.58)

Carpeted with coving to the ceiling, central heating radiator and two uPVC windows face to the side of the property.

W/C 5'5" x 6'0" (1.67 x 1.84)

A two piece suite consisting of toilet and sink. uPVC window faces to the conservatory.

Inner Hallway

Internal doors lead to the kitchen, W/C and office/storage. Carpeted stairs lead to the first floor accommodation.

Conservatory 15'4" x 8'11" (4.69 x 2.74)

A beautiful, additional seating area with carpet and uPVC windows and French doors to the rear garden.

Games Room 19'1" x 6'11" (5.84 x 2.12)

Carpeted with access from the conservatory or living room.

Office/Storage 11'8" x 8'5" (3.58 x 2.58)

A great additional space to be utilised as an office or storage. uPVC window faces to the side of the property.

Kitchen 14'0" x 15'7" (4.29 x 4.77)

Vinyl effect tiled flooring with coving to the ceiling, central heating radiator and uPVC's window face to either of side of the property. Base height and wall mounted wooden units with countertops and splashbacks, with space for range

cooker, overhead extractor fan, integrated sink and drainer, integrated dishwasher and space for American style fridge/freezer.

Utility 7'2" x 15'0" (2.2 x 4.58)

Vinyl effect flooring with central heating radiator and uPVC window faces to the rear of the property. Base height units with countertops, tiled splashbacks, integrated sink and drainer and space and plumbing for washing machine.

Landing 25'0" x 2'11" (7.63 x 0.89)

Carpeted with three uPVC windows facing to the side of the property and internal doors lead to two of the bedrooms and family bathroom.

Bedroom One 14'0" x 15'6" (4.27 x 4.74)

Carpeted with coving to the ceiling, central heating radiator, built in storage and uPVC windows face to the rear and side of the property.

Bedroom Two 15'8" x 12'5" (4.8 x 3.79)

Carpeted with central heating radiator and two uPVC windows face to the side of the property.

Landing

Carpeted with internal doors leading to bedroom three and four.

Bedroom Three 12'3" x 13'8" (3.75 x 4.17)

Carpeted with central heating radiator and uPVC window faces to the front of the property.

Bedroom Four 6'10" x 13'5" (2.09 x 4.09)

Carpeted with central heating radiator and uPVC window faces to the front of the property. Internal door leads to the en-suite.

En-Suite 13'5" x 4'11" (4.09 x 1.51)

Vinyl effect wood flooring with central heating radiator, built in storage and uPVC window faces to the side of the property. A three piece suite consisting of shower cubicle, sink and toilet.

Bathroom 12'0" x 8'11" (3.66 x 2.73)

Vinyl effect tiled flooring with tiled walls, central heating radiator and uPVC window faces to the side of the property. A four piece suite consisting of bathtub, shower cubicle, sink and toilet.

External

To the rear of the property is a garden with patio area, ideal for entertaining, a double garage and ample off street parking. The rear garden is in a non-overlooked position.

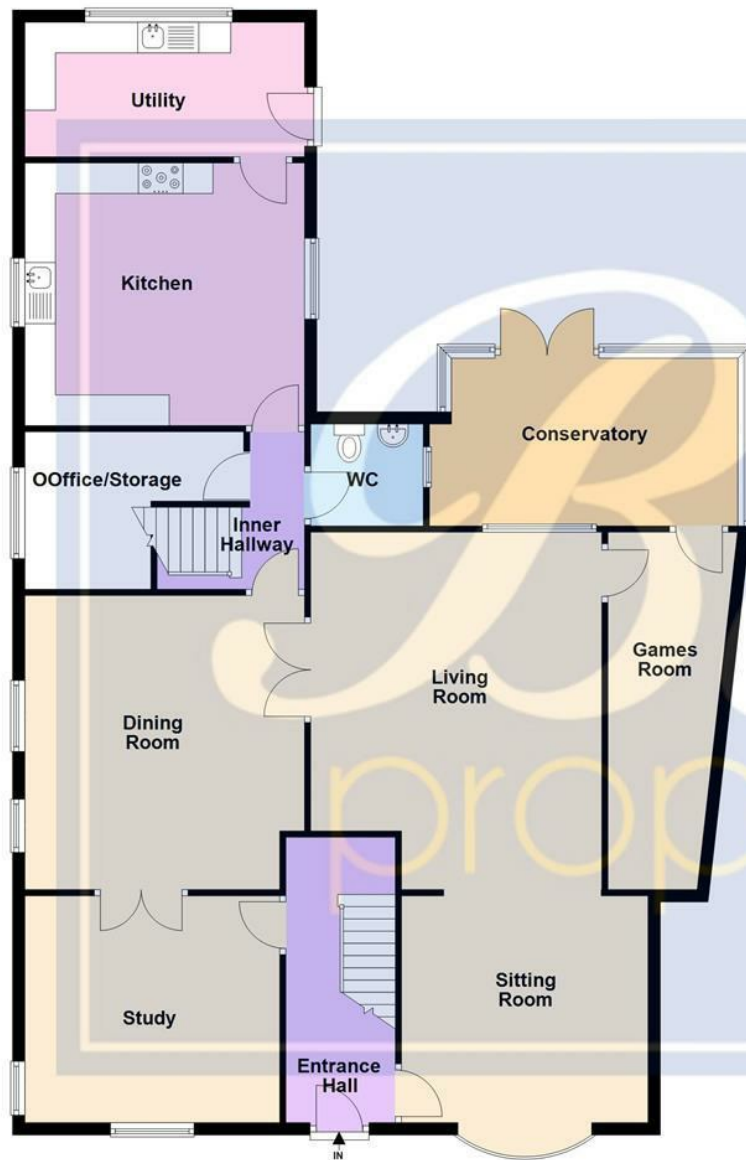
Disclaimer

The information displayed about this property comprises of a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.





Ground Floor



First Floor



Total area: approx. 255.6 sq. metres (2750.9 sq. feet)

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		37	
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			
			