



## 8 Willowmead Close, Scunthorpe

£300,000 Freehold

AN OUTSTANDING MODERN DETACHED FAMILY HOME · DETACHED DOUBLE GARAGE · PRIVATE ENCLOSED REAR GARDEN WITH A NEWLY LAID PATIO · PROMINANT CORNER PLOT · 2 RECEPTION ROOMS · LARGE DINING KITCHEN · 4 DOUBLE BEDROOMS WITH A LUXURY EN-SUITE TO THE MASTER · MAIN FAMILY BATHROOM · HIGHLY DESIRABLE RESIDENTIAL AREA · VIEWING IS ESSENTIAL TO FULLY APPRECIATE

Modern 4-bed detached home on a corner plot with double garage, spacious living areas, en-suite master, large gardens, extensive parking, gas heating, CCTV, and uPVC windows.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

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- 2 RECEPTION ROOMS
- LARGE DINING KITCHEN
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### **Central Reception Hallway**

4' 9" x 9' 2" (1.44m x 2.80m)

Front uPVC double glazed entrance door with inset patterned glazing, return staircase leads to the first floor accommodation with open spell balustrading and matching newel posts and a half landing rear uPVC double glazed window.

### **Cloakroom**

Enjoys a modern fitment of close couple low flush WC, matching vanity wash hand basin, ceramic tiled flooring and tiled walls with chrome towel rail.

### **Fine Main Living Room**

11' 3" x 18' 5" (3.42m x 5.62m)

Enjoying a dual aspect with front uPVC double glazed bay window, rear uPVC double glazed French doors leads to the garden, inset multi fuel cast iron stove within a tiled chamber, slate hearth with wooden beam mantel, TV point and wall to ceiling coving.

### **Front Sitting Room**

10' 4" x 9' 8" (3.14m x 2.95m)

With front projecting uPVC double glazed bay window, laminate flooring and wall to ceiling coving.





### Dining Kitchen

11' 3" x 16' 10" (3.43m x 5.12m)

Rear uPVC double glazed window and two side entrance doors. The kitchen enjoys a range of shaker style furniture with brushed aluminium style pull handles with a complementary patterned worktop with tiled splash backs incorporating a one and a half bowl sink unit with drainer to the side and block mixer tap, space for a range cooker, space for appliances, tiled flooring and part tiling to walls.

### First Floor Central Landing

6' 5" x 11' 9" (1.96m x 3.58m)

Continuation of open spell balustrading, loft access and doors to;

### Master Bedroom 1

11' 5" x 11' 4" (3.47m x 3.45m)

Rear uPVC double glazed window, inset ceiling spotlights and doors through to;

### Stylish En-Suite Shower Room

5' 1" x 8' 2" (1.55m x 2.48m)

Side uPVC double glazed window with patterned glazing, modern suite in white comprising a low flush WC in white, vanity wash hand basin with mirrored cabinet above, double shower cubicle with mains shower and glazed screen, tiled flooring with matching tiled walls, fitted chrome towel rail, PVC clad to ceiling and inset ceiling spotlights.





#### **Front Double Bedroom 2**

10' 5" x 9' 8" (3.18m x 2.95m)

Front uPVC double glazed window.

#### **Front Double Bedroom 3**

11' 3" x 9' 5" (3.43m x 2.86m)

Front uPVC double glazed window and laminate flooring.

#### **Rear Double Bedroom 4**

11' 3" x 8' 10" (3.43m x 2.68m)

Rear uPVC double glazed window and built-in airing cupboard.

#### **Family Bathroom**

7' 4" x 6' 5" (2.23m x 1.95m)

Front uPVC double glazed window with patterned glazing, three piece suite in white comprising a low flush WC, pedestal wash hand basin, panelled bath, cushioned flooring, fully tiled walls and inset ceiling spotlights.

#### **Grounds**

The property occupies a prominent corner position with mature hedging to the front providing privacy with a lawned garden and flagged pathway to the front entrance, the side has a hard standing driveway providing parking for a number of vehicles and with direct access to the garage. The rear garden has been recently landscaped being principally lawned with adjoining newly laid flagged patio with block edging and LED uplighting.





**Double Garage**

16' 5" x 16' 7" (5.00m x 5.05m)

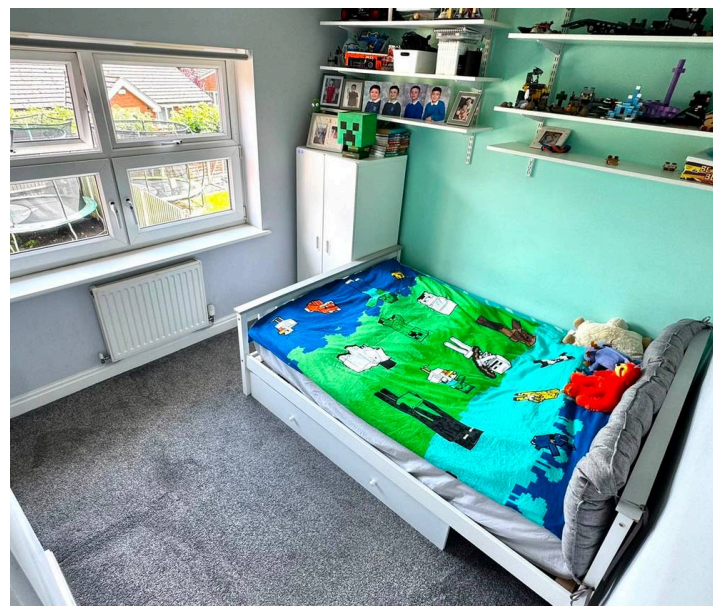
With electric roller front door, side personal door, pitched roof providing storage and internal power and lighting.

**Double Glazing**

Full uPVC double glazed windows and doors.

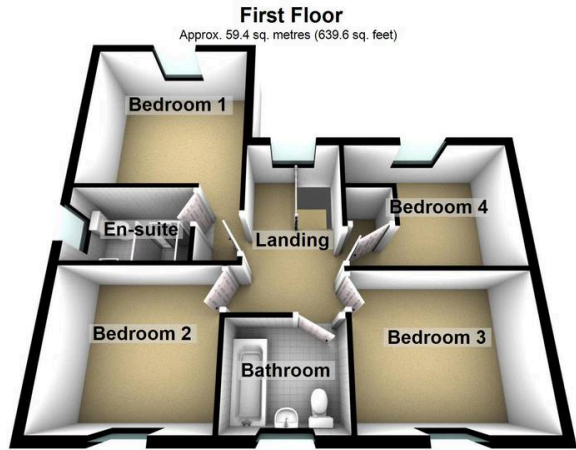
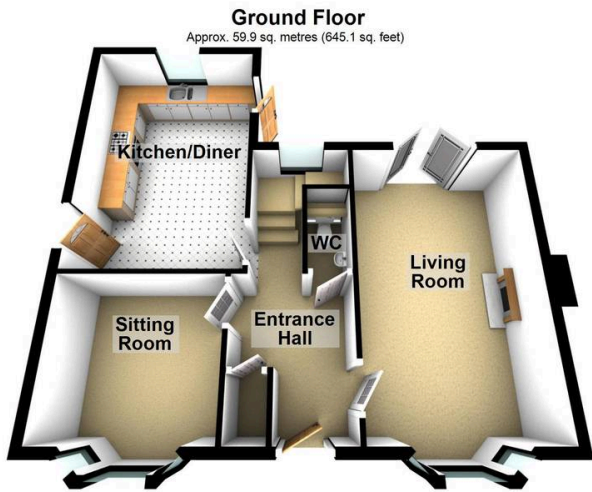
**Central Heating**

Modern gas fired central heating system to radiators.

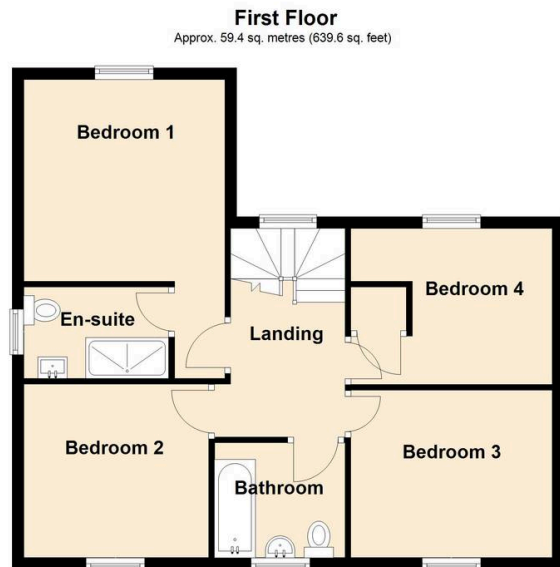
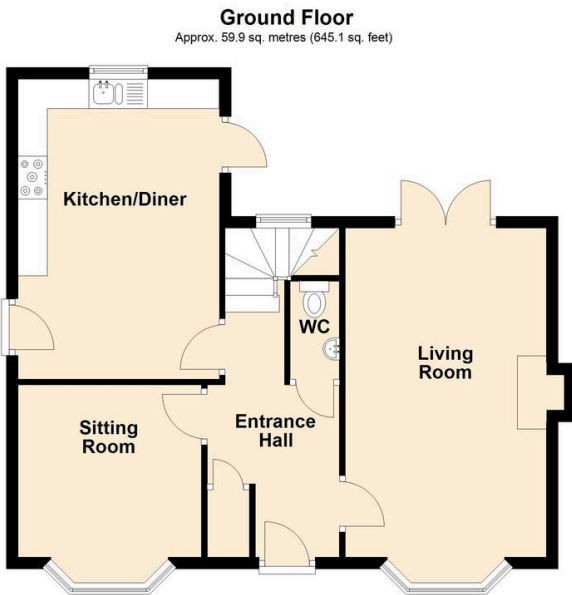








Total area: approx. 119.4 sq. metres (1284.7 sq. feet)



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