



## 2 TAMARISK WAY SCUNTHORPE, DN16 3DF

**£230,000**  
**FREEHOLD**

A spacious and well-presented three bedroom detached bungalow occupying a sought-after position in Scunthorpe. Offering generous living accommodation, two reception areas including a conservatory, ample parking, detached garage and low maintenance gardens, this fantastic home is available with no onward chain and is ready for its next owners to make it their own.



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## 2 TAMARISK WAY

### DESCRIPTION

Situated in a highly desirable area of Scunthorpe, this spacious three bedroom detached bungalow offers generous living accommodation throughout, making it an ideal choice for those looking to downsize without compromising on space. Well maintained and offered to the market with no onward chain, the property benefits from a detached garage, ample off-road parking and low maintenance gardens.

Step inside through the side entrance into the welcoming and spacious hallway, which provides access to all principal rooms along with a useful cloakroom and boiler cupboard for additional storage.

The impressive L-shaped lounge diner is the heart of the home, offering an abundance of space for both comfortable seating and formal dining. Enjoying a dual aspect with plenty of natural light, the room is centred around an attractive feature fireplace creating a warm and inviting focal point.

The well-proportioned kitchen is fitted with a range of traditional wooden wall and base units complemented by generous worktop space, an integrated oven and hob, and space for further appliances. There is also ample room for a dining table, making it a practical everyday family kitchen, while a rear door leads directly into the conservatory.

The conservatory provides a lovely additional reception space overlooking the rear garden and offers an ideal spot to relax with direct access outside.

There are two excellent sized double bedrooms, both offering plenty of space for wardrobes and bedroom furniture, while the third bedroom is a comfortable single, perfectly suited as a guest room, home office, hobby room or cosy snug.

Completing the accommodation is the spacious family bathroom, fitted with a vanity wash hand basin and WC unit providing excellent built-in storage, together with a panelled bath and separate shower enclosure.

Outside, the property enjoys an attractive frontage with a well-kept lawn, established planted borders and a low brick boundary wall. A generous block paved driveway provides ample off-road parking for multiple vehicles, and space suitable for a caravan or motorhome, and leads to the detached single garage.

The rear garden is fully enclosed and designed for ease of maintenance, being predominantly paved with pathways running around the property, providing a private outdoor space to enjoy with minimal upkeep.

### Entrance Hallway

A welcoming and spacious entrance hallway accessed via the side entrance door, providing access to all principal rooms. Complete with a useful cloakroom/boiler cupboard offering excellent additional storage.

### Lounge Diner

A superb L-shaped reception room offering generous living and dining space. This bright dual aspect room enjoys plenty of natural light and features an attractive fireplace, creating a cosy focal point while leaving ample space for both lounge furniture and a family dining table

### Kitchen

A well-proportioned kitchen fitted with a range of traditional wooden wall and base units complemented by generous worktop space. Incorporating an integrated oven and hob, with space for further appliances and a dining table, making it an ideal everyday kitchen. A rear door leads through into the conservatory.



## **Conservatory**

A lovely additional reception space overlooking the rear garden, offering a peaceful spot to relax throughout the year with direct access out to the patio.

## **Bedroom One**

A spacious double bedroom, offering ample room for a full range of bedroom furniture.

## **Bedroom Two**

A further generous double bedroom, providing an excellent guest or second bedroom.

## **Bedroom Three**

A versatile single bedroom that would also make an ideal home office, hobby room, dressing room or cosy snug.

## **Family Bathroom**

A spacious family bathroom fitted with a vanity wash hand basin and WC unit providing excellent built-in storage, together with a panelled bath and separate shower enclosure.

## **Outside**

To the front, the property enjoys an attractive and well-maintained frontage with a lawned garden, established planted borders and a low brick boundary wall. A substantial block paved driveway provides off-road parking for multiple vehicles, with space suitable for a caravan or motorhome, and leads to the detached single garage.

The rear garden is fully enclosed, private and designed for low maintenance, being predominantly paved with pathways running around the property, creating an ideal outdoor space for relaxing and entertaining.

Offered to the market with the added benefit of no onward chain.

## **2 TAMARISK WAY**





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### ADDITIONAL INFORMATION

**Local Authority –**

**Council Tax – Band D**

**Viewings – By Appointment Only**

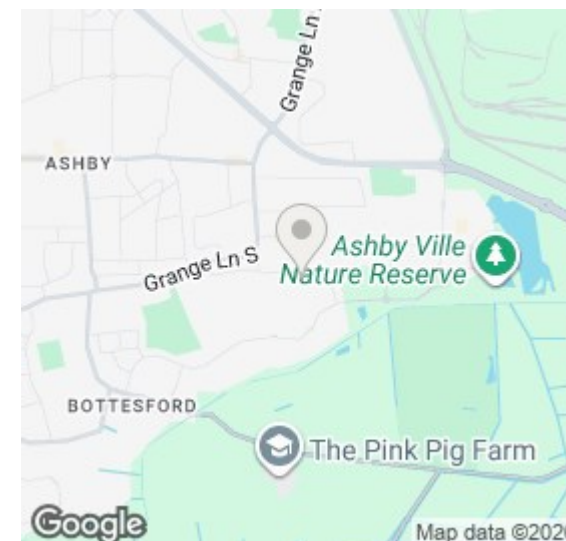
**Floor Area – 1383.00 sq ft**

**Tenure – Freehold**





TOTAL FLOOR AREA: 1383 sq ft. (128.4 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | 71                         | 80        |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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