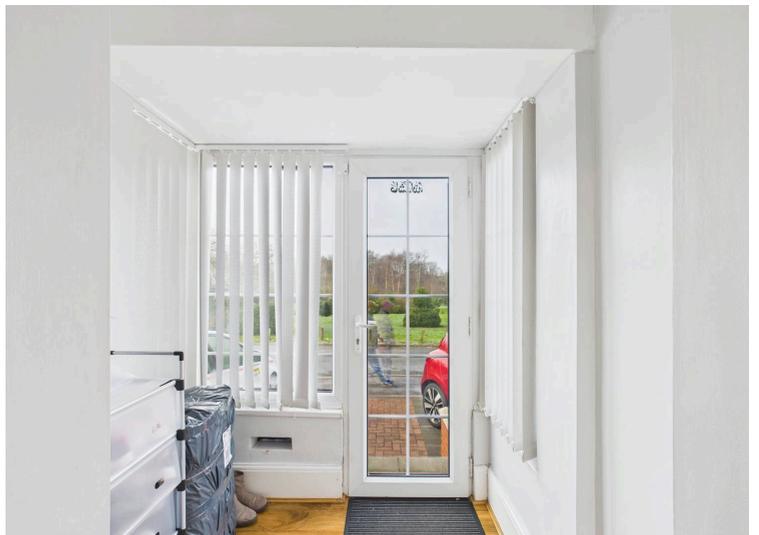




## Cliff Closes Road, Scunthorpe - DN15 7HU

£184,950

Desirable Location • Semi Detached • 3 Bedrooms • Attic Room • Two Reception Rooms • Off Road Parking • Views Over Kingsway Gardens • Freehold • EPC Rating "E" • Council Tax Band "B"





Ezmuve is delighted to bring to market this attractive and spacious three-bedroom semi-detached home, located in the highly sought-after area of Kingsway Gardens in Scunthorpe. With picturesque views overlooking the beautifully maintained Kingsway Gardens, this home offers a rare opportunity to enjoy a peaceful yet well-connected setting, ideal for families or buyers seeking versatile living space in a prime location.

Thoughtfully extended and well presented throughout, the property offers flexible accommodation across multiple levels. The ground floor comprises two stylish and welcoming reception rooms, perfect for both everyday family living and entertaining guests. The kitchen is well-appointed and benefits from the addition of a separate utility room, adding practicality and convenience. A handy ground floor WC is also included, along with a generously sized ground floor bedroom—converted from the original garage—making it ideal for multi-generational living, a guest room, or a home office.

On the first floor, you'll find a spacious bedroom to the front, which has been converted from two separate rooms to create a larger and more open space. This room enjoys elevated views over Kingsway Gardens, making it a standout feature of the home. A second modern bathroom on this floor has been tastefully finished and provides a comfortable and stylish space for daily routines.

An additional staircase leads to a converted attic space, offering a versatile area that could be used as a study, hobby room, or additional living space. Please note, due to limited headroom, this space cannot be classed as a bedroom but offers excellent potential for a variety of uses.

Externally, the property continues to impress. To the front, a generous block-paved driveway provides off-road parking for up to three vehicles. To the rear, there is a patio seating area and a stepped garden—offering both privacy and space for outdoor relaxation and entertaining.

Situated in one of Scunthorpe's most desirable residential areas, this home is close to local amenities, schools, transport links, and of course, the open green spaces of Kingsway Gardens just across the road.

Early viewing is highly recommended to appreciate the space, setting, and flexibility this unique home has to offer.

AGENTS NOTES



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





Approximate total area<sup>(1)</sup>  
114.7 m<sup>2</sup>  
Reduced headroom  
10.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.  
GIRAFFE 360



Approximate total area<sup>(1)</sup>  
67.8 m<sup>2</sup>  
Reduced headroom  
1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.  
GIRAFFE 360

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