HUNTERS®

HERE TO GET *you* THERE



Avenue Vivian

Scunthorpe, DN15 8JE

Offers In The Region Of £260,000

6 | 2 | 2 | E

Council Tax: D





4 Avenue Vivian

Scunthorpe, DN15 8JE

Offers In The Region Of £260,000







MAIN
Front of the home, with a gated driveway offering ample off road parking. There are further gates leading down the side of the home, allowing access to the garage, which benefits from electrics.

HALLWAY
Generous hallway, with staircase leading to the first floor.

LOUNGE
13'11" x 12'11" (4.24 x 3.93)
Generous lounge to the front aspect of the home, with large bay window, allowing ample light into the area.

KITCHEN / DINER
23'9" x 10'0" (7.24 x 3.06)
Spacious kitchen / diner, with fitted kitchen, offering ample wall and floor units for storage. The kitchen also benefits from an integral oven, hob and extractor fan and has a door leading to the rear of the home.

DINING AREA
DINING AREA

ANGLE 2
ANGLE 2

MASTER BEDROOM
14'6" x 12'11" (4.42 x 3.94)
Neutrally decorated, generously sized master bedroom to the front aspect of the property, benefiting from fitted storage. The bedroom has a feature bay window, allowing ample light into the room.

BEDROOM 2
14'5" x 12'11" (4.4 x 3.94)
Double bedroom to the rear of the home.

BEDROOM 3
9'9" x 10'2" (2.98 x 3.09)
BEDROOM 3

BEDROOM 4
7'8" x 10'4" (2.33 x 3.14)
Bedroom, currently used as a dressing room.

BEDROOM 5
9'4" x 6'7" (2.84 x 2.01)
BEDROOM 5

FAMILY BATHROOM
10'9" x 6'4" (3.27 x 1.94)
Family bathroom, with neutral suite - benefiting from a walk in shower, corner bath and heated towel rail.

PATIO AREA
PATIO AREA

GARDEN
Good sized garden, which overlooks the school playing field. The garden is predominantly laid to lawn, with a patio seating area and is surrounded with a natural border of mature shrubs and trees.

DRIVEWAY
Driveway, offering ample off road parking, leading to the car port and garage to the side and rear of the home.

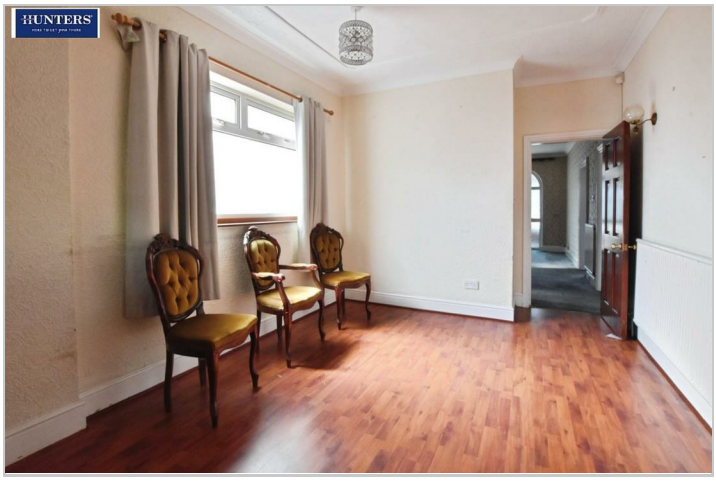
GARAGE
GARAGE

ANNEX
Detached annex to the rear of the property which offers an open plan living / dining area and shower room. This annex would be great for extended family living or older children.

ANNEX ANGLE 2
ANNEX ANGLE 2

SHOWER ROOM - ANNEX
SHOWER ROOM - ANNEX

ANNEX.
ANNEX









Road Map



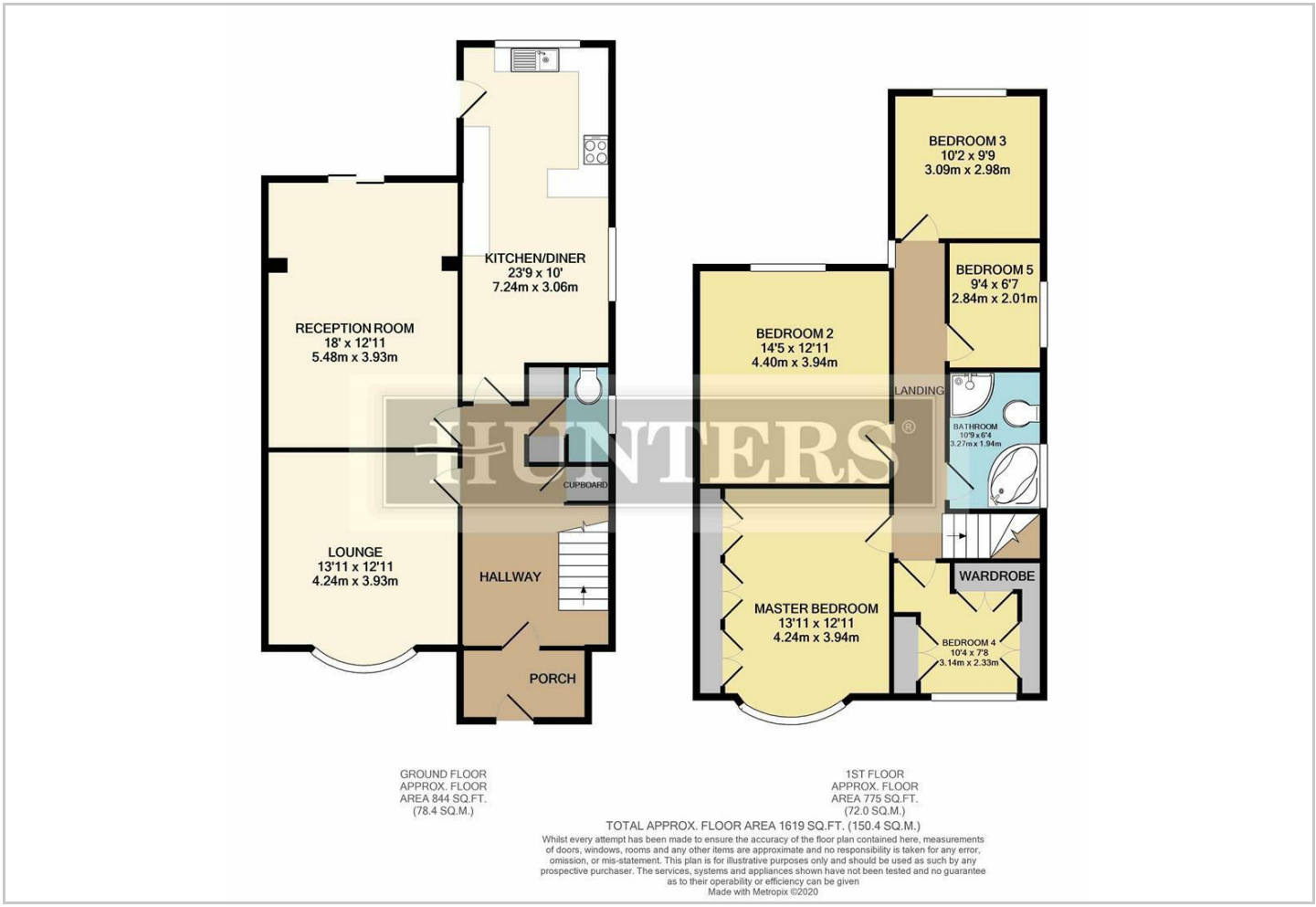
Hybrid Map



Terrain Map



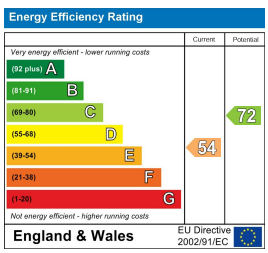
Floor Plan

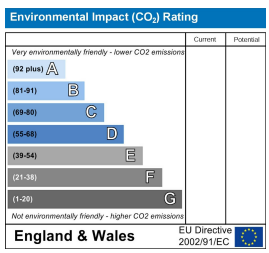


Viewing

Please contact our Hunters Scunthorpe Office on 01724 700000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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