



## 11 WALNUT DRIVE

BRIGG, DN20 9EX

**£335,000**  
**FREEHOLD**

Extended Three Double Bedroom Detached Bungalow With Stunning Open Field Views & Impressive Open Plan Living



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## 11 WALNUT DRIVE



### Description

#### WALNUT DRIVE, SCAWBY

A stunning, extended three double bedroom detached bungalow enjoying breath-taking open field views across The Wolds and offering a truly impressive open plan living space - perfectly positioned within the highly regarded village of Scawby, just a short drive from the market town of Brigg.

This beautifully presented detached bungalow sits on a generous plot and has been extended to create a striking open plan living kitchen diner and family room that delivers a true 'wow factor' - combining modern contemporary design with outstanding countryside views.

Externally, the property is fronted by a garden wall with ample off-road parking to the driveway. A sliding gate leads through to the detached garage and further parking beyond, offering excellent space for multiple vehicles.

Step inside via the side entrance door into an entrance lobby featuring two fitted storage cupboards. Glazed double doors then open into the L-shaped hallway, finished with limestone style tiled flooring and providing access to the three well-proportioned bedrooms, shower room, utility room and the stunning open plan living kitchen diner.

The open plan living kitchen diner forms the impressive heart of the home. Fitted with sleek high gloss contemporary units and complimentary work surfaces, the kitchen incorporates a central island with inset one and a half bowl sink, cupboards beneath and an integrated dishwasher. A further range of units include an inset AEG hob with Hotpoint extractor above, along with a bank of larder units housing an American style refrigerator, built-in Zanussi twin

ovens with microwave facility, kick space heater and a walk-in illuminated pantry store.

The dual aspect family area is focused around wide double glazed sliding doors opening to the rear garden and uninterrupted views across The Wolds. Additional side windows, a double glazed ceiling lantern and recessed spotlighting flood the space with natural light, creating a wonderful area for both relaxation and entertaining with ample room for seating and dining.

There is a separate utility room offering a side exit door, fitted cupboards and space for both washing machine and tumble dryer. One cupboard houses the combination boiler, fitted in May 2024 and benefitting from the remainder of its 7-year manufacturer's warranty.

The master bedroom is front facing and features modern fitted wardrobes and a stylish en-suite shower room comprising walk-in shower, vanity wash hand basin and WC. Bedroom two is also front facing and is a generous double bedroom, whilst bedroom three is another well-proportioned double enjoying a side facing window.

The modern family shower room is beautifully finished with tiled walls and fitted with a vanity wash hand basin, shower cubicle, WC and heated towel radiator.

Externally, the enclosed rear gardens are mainly laid to lawn with gravel topped borders, timber fencing and a timber garden shed, enjoying open countryside views beyond.

A truly impressive village bungalow offering exceptional open plan living, modern finishes and stunning Wolds views - early viewing is highly recommended.

### **Entrance Lobby**

Side entrance door opening into an entrance lobby with two fitted storage cupboards and glazed double doors leading into the main hallway

### **L-Shaped Hallway**

A spacious L-shaped hallway featuring limestone style tiled flooring and providing access to all principal rooms.

### **Open Plan Living Kitchen Diner / Family Room**

The stunning heart of the home, enjoying a dual aspect with wide double glazed sliding doors opening to the rear garden and panoramic open field views across The Wolds. Additional side windows, a double glazed ceiling lantern and recessed spotlighting flood the room with natural light.

The kitchen area is fitted with sleek contemporary high gloss units with complimentary work surfaces, featuring a central island with inset one and a half bowl sink and integrated dishwasher. Further units include an inset AEG hob with Hotpoint extractor over, a bank of larder units housing an American style refrigerator, built-in Zanussi twin ovens with microwave facility, kick space heater and a walk-in illuminated pantry store.

There is ample space for both dining and seating areas.

### **Utility Room**

Fitted with cupboards, space and plumbing for a washing machine and tumble dryer, side exit door to the garden and housing the combination boiler fitted in May 2024 with the remainder of a 7-year manufacturer's warranty.

### **Master Bedroom**

A generous front facing double bedroom with modern fitted wardrobes and access to a stylish en-suite shower room.

### **En-Suite Shower Room**

Fitted with walk-in shower, vanity wash hand basin and WC.

### **Bedroom Two**

A spacious front facing double bedroom.

### **Bedroom Three**

A well proportioned double bedroom with side facing window.

### **Family Shower Room**

A modern shower room fitted with tiled walls, shower cubicle, vanity wash hand basin, WC and heated towel radiator.

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### ADDITIONAL INFORMATION

**Local Authority –**

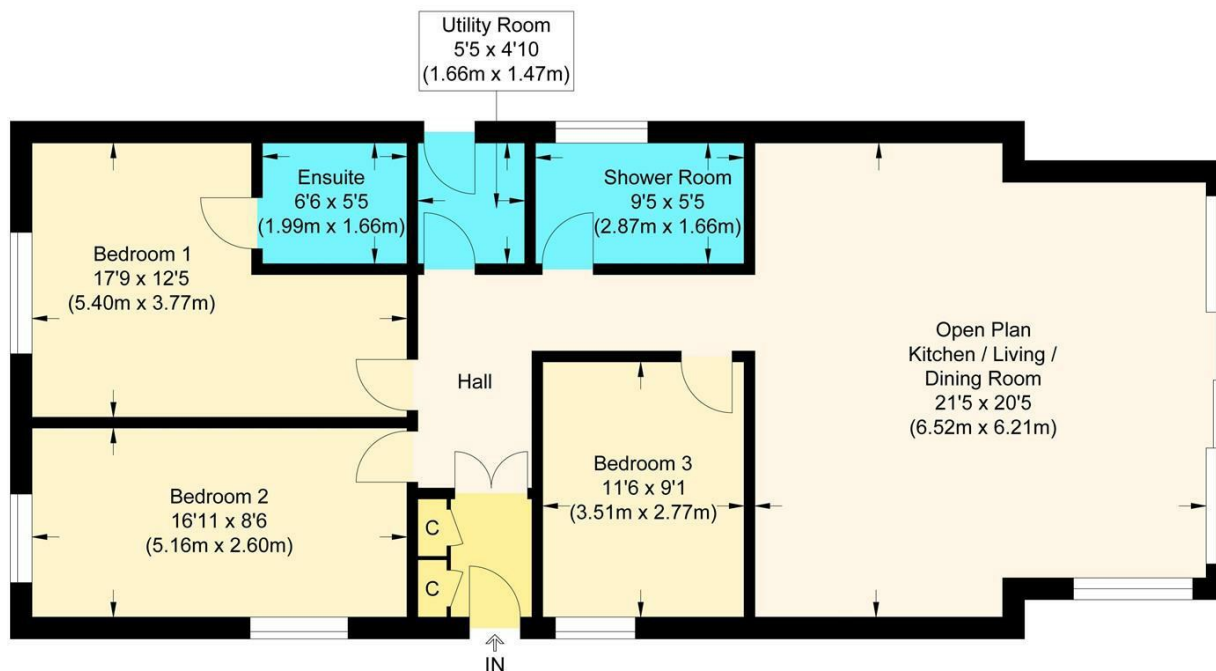
**Council Tax – Band C**

**Viewings – By Appointment Only**

**Floor Area – 1130.00 sq ft**

**Tenure – Freehold**





### Walnut Drive

Approximate Gross Internal Floor Area : 102.3 sq m / 1101.14 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 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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