



3 Ryedale Avenue, Scunthorpe, DN15 9BJ

Offers In Excess Of £400,000

Positioned well in a quiet Cul de sac, in the ever popular Winterton area sits this spacious five bed detached family home. The ground floor comprises of a great sized lounge with Inglenook fireplace and a contemporary kitchen diner both with bifold doors overlooking the rear garden. Downstairs also has a separate utility room off the kitchen, a study room and a downstairs W.C.. The first floor of the property comprises of five double bedrooms, both bedroom one and two have En suites. There is also a modern family bathroom with a lovely stand alone bath and separate shower. Outside the rear garden is laid with turf and has a raised decking area, a purpose built hot tub hut and a patio with a brick built BBQ, ideal for entertaining family and friends. To the front of the property there are two integral garages and a large driveway suitable for parking multiple vehicles. The property also benefits from the addition of solar panels that are owned and included within the sale. This home is well worth a viewing to fully appreciate the amount of space on offer, available now so please get in touch to book in!

Entrance Hall



First Floor Landing



Lounge 19'8" x 11'7" (6.01 x 3.55)



Bedroom One 13'10" x 10'6" (4.22 x 3.22)



Kitchen/Dining Room 13'10" x 20'11" (4.22 x 6.39)



Bedroom One En Suite 5'5" x 6'8" (1.66 x 2.05)



Utility Room 5'5" x 8'8" (1.66 x 2.66)



Bedroom Two 17'2" x 16'10" (5.25 x 5.14)



Study 9'3" x 8'3" (2.82 x 2.53)

Downstairs W.C.

Integral Garage One 8'4" x 15'1" (2.56 x 4.60)

Integral Garage Two 8'0" x 17'0" (2.46 x 5.20)

Bedroom Two En Suite 5'8" x 7'11" (1.75 x 2.42)



Bedroom Five 9'9" x 10'1" (2.98 x 3.09)



Bedroom Three 9'9" x 11'7" (2.98 x 3.54)



Family Bathroom 9'8" x 7'10" (2.96 x 2.41)



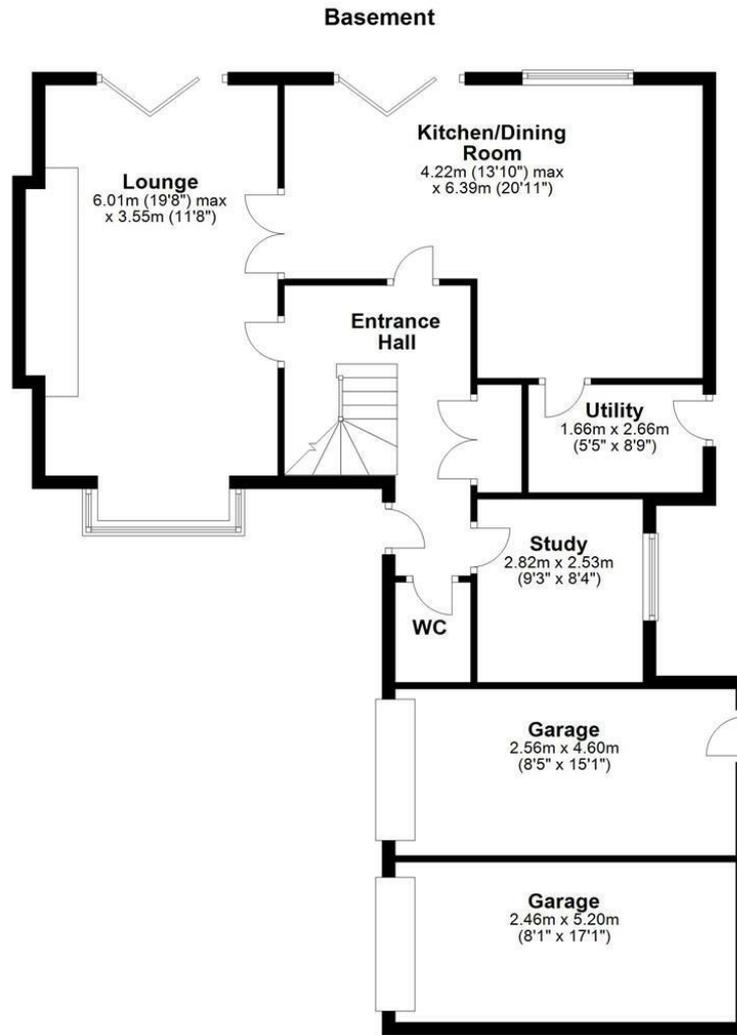
Outside



Bedroom Four 9'7" x 11'5" (2.93 x 3.48)

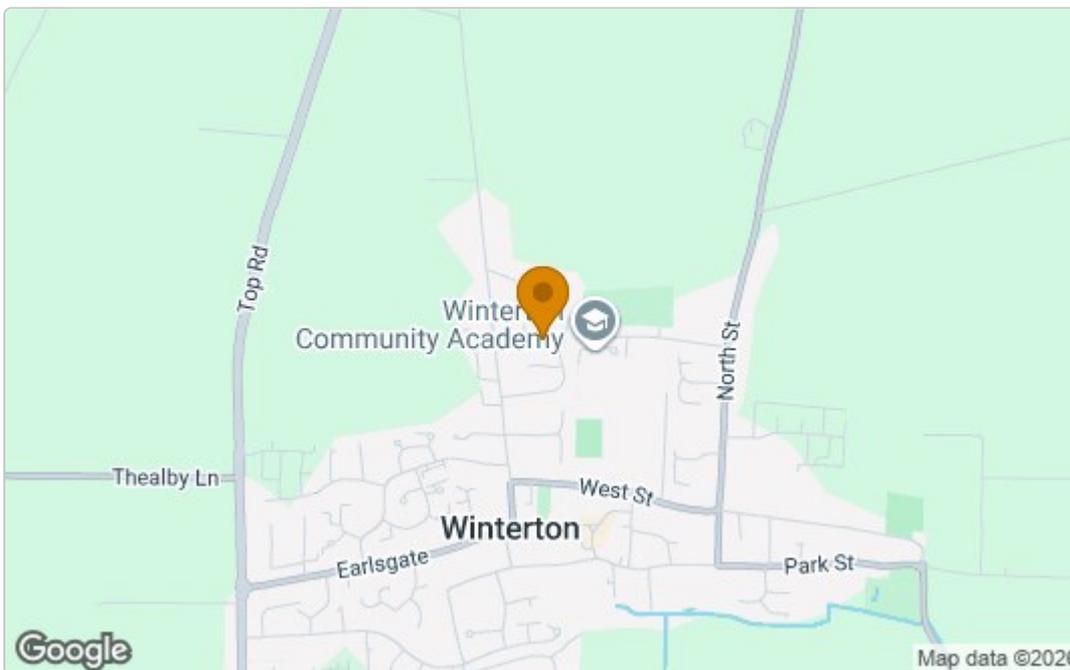


# Floor Plan



Total area: approx. 198.2 sq. metres (2133.2 sq. feet)

## Area Map



## Energy Efficiency Graph

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>		73	73
(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 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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