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# Balliol Drive

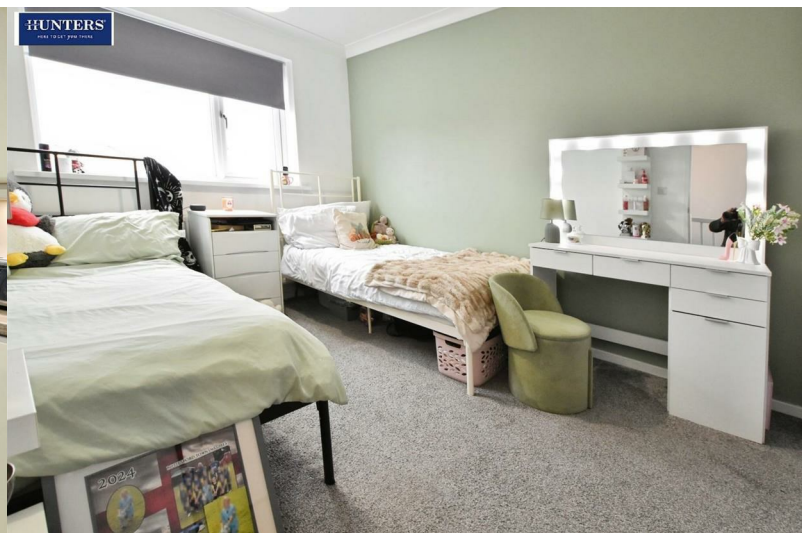
Scunthorpe, DN16 3LA

Offers In The Region Of £250,000

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Council Tax: C





# 34 Balliol Drive

Scunthorpe, DN16 3LA

## Offers In The Region Of £250,000





### Sun Room
12'8" x 11'7" (3.86m x 3.54m)
The sun room offers a bright and airy space with large bi-fold doors that open directly onto the rear garden. This versatile room is perfect for enjoying the garden views throughout the year and provides easy access to the outdoor patio and lawn area.

### Kitchen
20'3" x 9'1" (6.17m x 2.77m)
The kitchen is spacious and well-equipped, featuring a long run of white cabinetry with ample storage, integrated appliances including an oven and microwave, and a central island with seating for casual dining. The room benefits from recessed lighting and a window over the sink that overlooks the garden, creating a bright and functional cooking space. The kitchen also opens through to the sun room and has a door leading to the hallway and cloakroom.

### Lounge/Diner
23'5" x 12'1" (7.13m x 3.68m)
This lounge/diner is a generously sized, welcoming room that offers plenty of space for both relaxing and entertaining. The room is carpeted and benefits from a large bi-fold door that floods the space with natural light and provides access to the rear garden. The vaulted ceiling enhances the sense of space and creates a bright and airy atmosphere, with a feature wall adding a splash of colour and character.

### Hallway
The main hallway provides access to the lounge/diner, kitchen, and stairs to the first floor. It is neutrally decorated with a patterned tiled floor, offering a practical and welcoming entrance to the home.

### Bedroom 1
14'10" x 11'11" (4.53m x 3.62m)
Bedroom 1 is a spacious double room with two windows allowing plenty of natural light to fill the space. It features built-in wardrobes and an ensuite bathroom for added privacy and convenience.

### Bedroom 2
13'3" x 9'3" (4.04m x 2.83m)
Bedroom 2 is a comfortable double room with a window overlooking the garden. It offers ample space for furnishings and storage with a neutral colour scheme that allows a fresh and airy feel.

### Bedroom 3
10'2" x 9'3" (3.10m x 2.83m)
Bedroom 3 is a good-sized single bedroom with a window providing natural light. The room is carpeted and decorated in soft tones, making it a peaceful space.

### Bathroom
14'10" x 5'10" (4.51m x 1.77m)
The bathroom is modern and well-appointed with a three-piece suite including a bathtub with shower screen, a pedestal sink, and a toilet. The room is tiled in neutral grey tones and has a window for ventilation and natural light.

### Ensuite
7'11" x 5'1" (2.41m x 1.56m)
The ensuite is compact yet functional, fitted with a shower, toilet, and sink. It connects directly to Bedroom 1, providing private bathroom facilities.

## Garage

17'1" x 8'1" (5.20m x 2.47m)

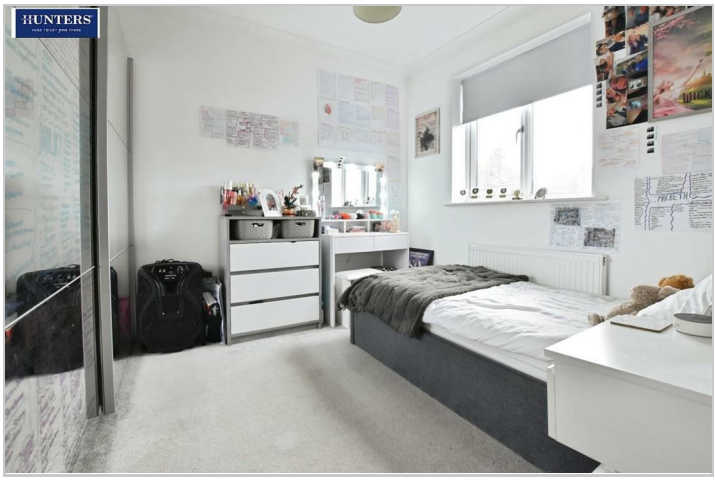
The garage is attached to the property with an electric roller door and internal access via the hallway. It provides useful storage and parking space.

## Rear Garden

The rear garden is a pleasant outdoor space featuring a combination of paved patio and a low-maintenance lawn area, perfect for relaxing or entertaining. The garden is enclosed by fencing to provide privacy and is easily accessible from the sun room and lounge/diner via bi-fold doors.









## Road Map



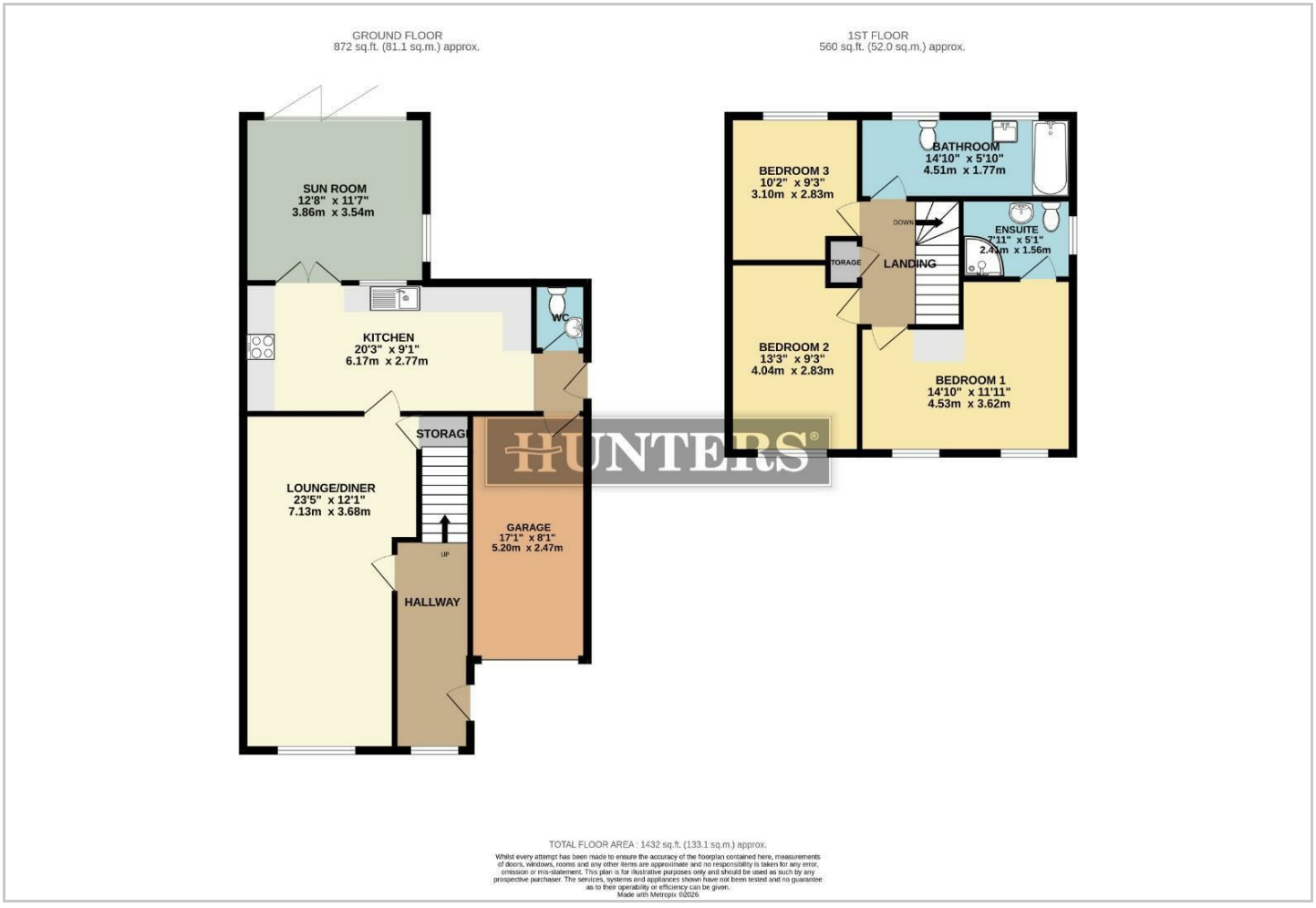

## Hybrid Map




## Terrain Map



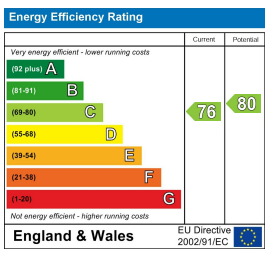

## Floor Plan

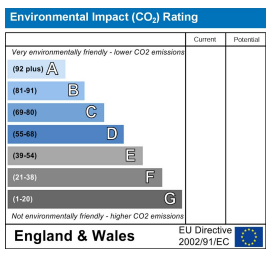



## Viewing

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.
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