



58 SORREL WAY

SCUNTHORPE, DN15 8PL

£225,000
FREEHOLD

This highly desirable modern detached home is ideally positioned within a well-regarded residential development, set toward the edge of the town and offering convenient access to a wide range of local amenities.



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LIVING ROOM

Light to ceiling uPVC double glazed, feature electric fire, double timber doors opening into the dining room and radiator

DINING ROOM

Light to ceiling, French doors to conservatory and radiator

WC

UTILITY AREA

Spotlights to ceiling, under stair storage cupboard, selection of Navy shaker style wall and base units, space and plumbing for a washing machine, space for a fridge freezer

KITCHEN

Spotlights and coving to ceiling, uPVC double glazed window to rear aspect, a range of navy shaker style wall and base units with laminate worktops, ceramic sink, integrated dishwasher, eye level electric fan assisted oven, electric oven

CONSERVATORY

Light and fan to ceiling, French doors to rear garden and radiator

1ST FLOOR HALLWAY

Light and loft hatch access

BEDROOM ONE

Light and coving to ceiling, uPVC double glazed window, a selection of built in wardrobes and radiator

EN-SUITE

Spotlights to ceiling, uPVC double glazed window, vanity housed handwash basin and concealed cistern, walk in shower (mains controlled, towel heater and large cupboard housing the hot water cylinder

BEDROOM TWO

Light to ceiling, uPVC double glazed window and radiator

BEDROOM THREE

Light to ceiling, uPVC double glazed window and radiator

FAMILY BATHROOM

Light to ceiling, uPVC double glazed window to side aspect, low flush WC, panelled bath, pedestal hand wash basin

GROUND

To the front of the property has shaped lawned gardens with adjoining deep block paved driveway providing parking for a good number of vehicles with matching curved edge front pathway leading to a front entrance. The driveway continues and leads to a detached front built single garage. Gated access between the house and the garage leads to a low maintenance flagged garden with slate border providing excellent areas to entertain

DESCRIPTION

Beautifully presented throughout, the property offers generous and well-balanced accommodation. The welcoming entrance hallway leads to a handy cloakroom and a bright front-facing living room, perfect for relaxing. A separate formal dining room provides an excellent space for entertaining and flows seamlessly into a rear conservatory, which enjoys views over the garden and adds valuable additional living space.

The stunning fitted kitchen is finished to a high standard and comes complete with quality integrated appliances, complemented by a matching utility room that adds both practicality and storage. Upstairs, a central landing leads to three well-proportioned bedrooms and a stylish family bathroom. The main bedroom benefits from its own contemporary

en-suite shower room, creating a comfortable private retreat.

Outside, the front garden is neatly laid to lawn, while a deep block-paved driveway provides extensive off-road parking and direct access to a detached garage. Gated access from the driveway leads to a fully enclosed, low-maintenance rear garden, ideal for families, entertaining, or simply enjoying outdoor space in privacy

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ADDITIONAL INFORMATION

Local Authority –

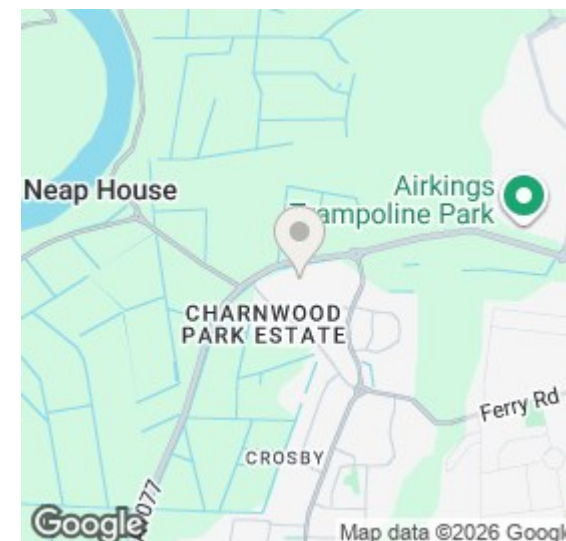
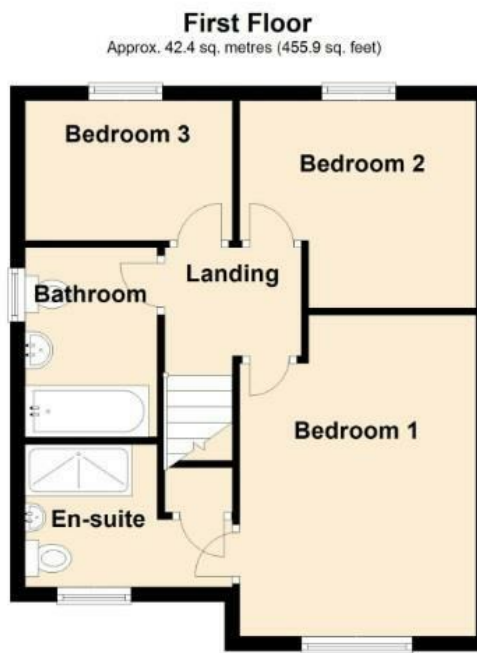
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 1097.93 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(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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