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# Bilberry Close

Scunthorpe, DN16 3NY

Offers In The Region Of £198,000

3 2 2 B

Council Tax: B

# 24 Bilberry Close

Scunthorpe, DN16 3NY

## Offers In The Region Of £198,000

### Front Exterior
Well maintained grassed area to the front of the home, sitting adjacent to the driveway, which offers off road parking.

### Rear Garden
The rear garden is a generous, well-maintained lawn enclosed by fencing, with a paved patio area directly accessible from the kitchen/diner. It provides a private outdoor space ideal for relaxing or entertaining in a peaceful setting.

### Hallway
Neutrally decorated hallway accessing the home.

### Living Room
14'1" x 11'9" (4.28m x 3.59m)
Neutrally decorated and generously sized lounge to the front of the home.

### Kitchen/Diner
15'0" x 11'3" (4.56m x 3.44m)
Modern and spacious kitchen / diner to the rear of the home, with ample wall and floor units to the kitchen area for storage. The kitchen also benefits from an integrated hob, oven, extractor fan, dishwasher and fridge / freezer. There are also patio doors leading the garden - ideal for entertaining.

### WC
Handy ground floor wc.

### Bedroom 1
11'7" x 10'11" (3.54m x 3.32m)
Generously sized double room with a large window that fills the space with natural light. It also benefits from an ensuite shower room, offering privacy and convenience.

### Ensuite
En-suite with neutral suite and walk in corner shower.

### Bedroom 2
11'1" x 8'8" (3.39m x 2.64m)
Double bedroom to the rear aspect of the home .

### Bedroom 3
8'11" x 8'9" (2.73m x 2.66m)
Bedroom 3 is a practical and cosy room, featuring carpeting and a rear-facing window that lets in natural light.

### Bathroom
6'10" x 5'11" (2.08m x 1.80m)
Modern bathroom with neutral suite.

Tel: 01724 700000

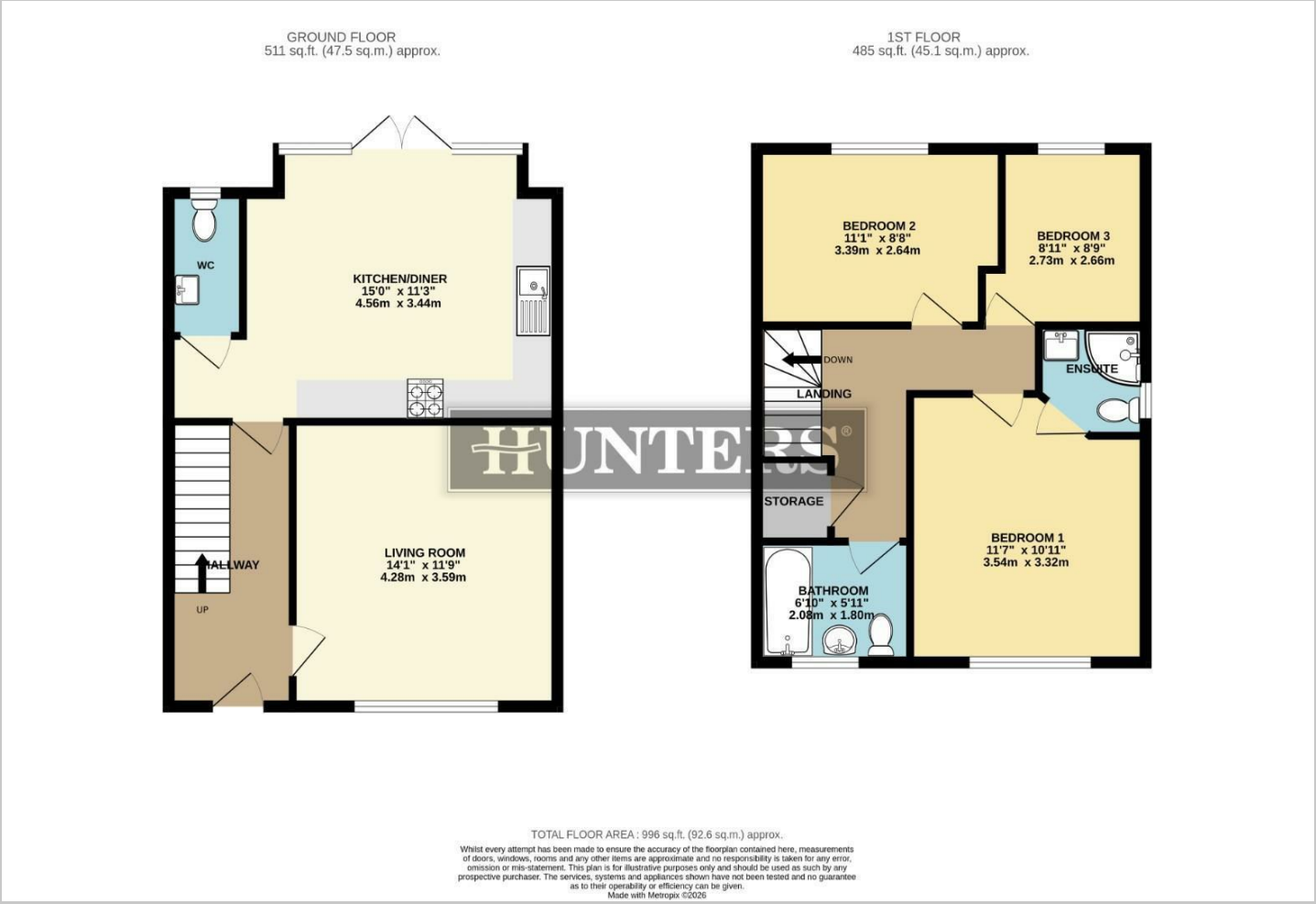
This ideal first time buyer / family home, which is immaculate throughout, briefly comprises; a generous front lounge, modern , fitted kitchen / diner, ground floor wc, three bedrooms - the master of which has an en-suite, and family bathroom. To the front of the home there is a grassed area, sitting adjacent to the driveway - offering off road parking. To the rear of the property there is a well maintained, enclosed garden, which is part laid to lawn, with a patio seating area. In addition to this the home benefits from a gas central heating system and double glazing.
This beautifully presented home is located centrally, close to local schools, amenities and bus routes. Also nearby there is a retail park - offering shops and restaurants, and picturesque walks. Viewing advised!

## Road Map

## Hybrid Map

## Terrain Map

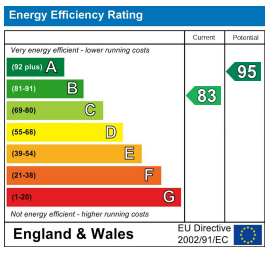
## Floor Plan

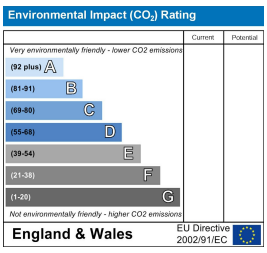



## Viewing

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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