

HUNTERS®

HERE TO GET *you* THERE



Sorrel Way

Scunthorpe, DN15 8PL

Offers In The Region Of £280,000



Council Tax: D



9 Sorrel Way

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Front

Attractive front to the home, with a grassed area, sitting adjacent to the driveway, which offers off road parking for several vehicles. The driveway to the integral garage, which benefits from electrics.

Garden

Good sized garden to the rear, which is predominantly laid to lawn, with a patio seating area. The garden is surrounded with fencing, offering a degree of privacy to the area.

Lounge

10'11" x 16'1" (3.34m x 4.91m)

Generous lounge to the front of the home, which has double doors leading through to the dining room - making it an ideal space for family gatherings / entertaining.

Dining Room

11'0" x 8'3" (3.36m x 2.54m)

Good sized dining area, which has sliding doors leading through to the conservatory.

Kitchen

9'8" x 8'3" (2.97m x 2.53m)

Fitted kitchen to the rear aspect of the property, with ample wall and floor units for storage. The kitchen also benefits from an integral oven, hob and extractor fan. Leading from the kitchen there is a separate utility space.

Utility Room

5'3" x 8'4" (1.61m x 2.55m)

Utility room, with fitted units and plumbing for white goods, with a door leading to the garden.

Conservatory

12'5" x 12'5" (3.79m x 3.79m)

Bright and spacious conservatory to the rear, with views over the garden.

Bedroom 1

11'4" x 11'8" (3.46m x 3.58m)

Double bedroom to the rear of the home, benefiting from an en-suite.

En-Suite

5'7" x 6'3" (1.71m x 1.92m)

En-Suite shower room with neutral suite and walk in shower.

Bedroom 2

8'3" x 13'1" (2.52m x 4m)

Generous bedroom to the front of the home.

Bedroom 3

8'9" x 13'0" (2.68m x 3.97m)

Double bedroom to the front aspect of the property.

Bedroom 4

8'6" x 8'11" (2.61m x 2.73m)

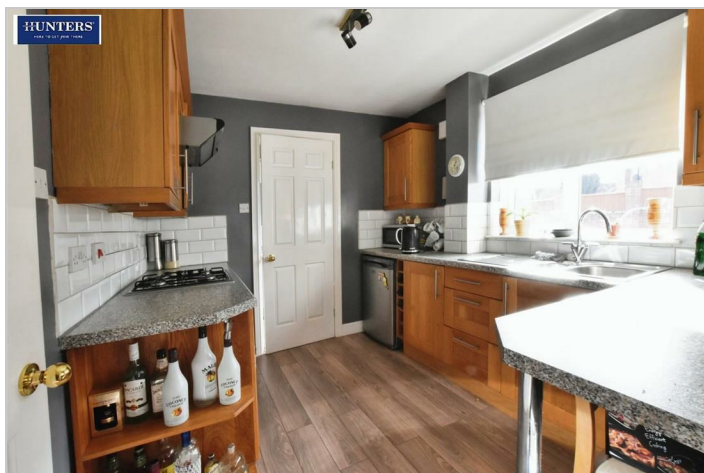
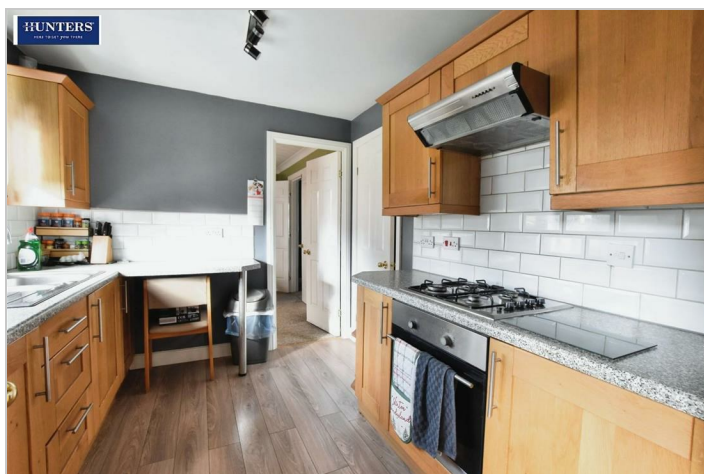
Bathroom

8'2" x 5'5" (2.49m x 1.67m)

Bathroom with neutral white suite and fitted storage.

This attractive and well presented home, which offers a versatile space for family living, briefly comprises; a generous front lounge, dining room, spacious conservatory, fitted kitchen and utility room. To the first floor there are four bedrooms, the master of which is en-suite, and a family bathroom. To the front of the home there is a grassed area, which sits adjacent to the driveway, which provides off road parking, and leads to the integral garage. To the rear, there is a good sized, enclosed garden, which is predominantly laid to lawn. In addition to this the home benefits from a gas central heating system and double glazing.

This well presented home is located close to local schools, amenities and transportation links. Also nearby there are retail parks, offering shops and restaurants, and also a large nature reserve, offering woodland walks. Viewing advised!



Road Map



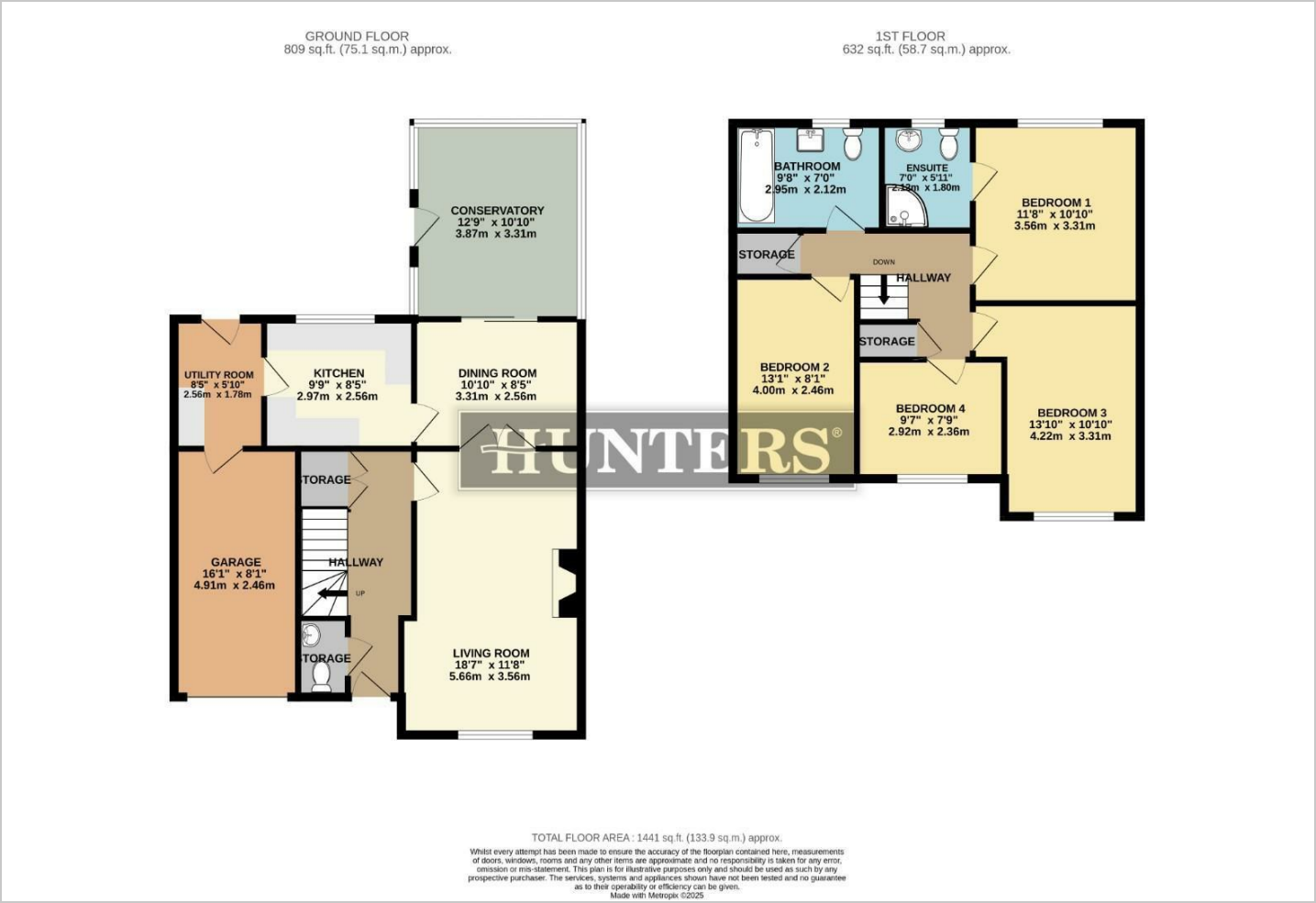
Hybrid Map



Terrain Map



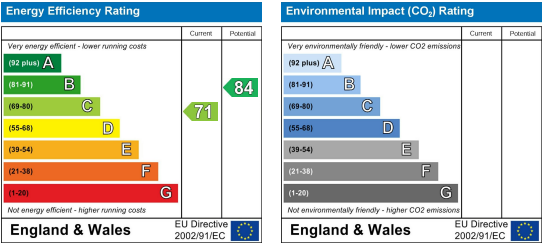
Floor Plan



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.