

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



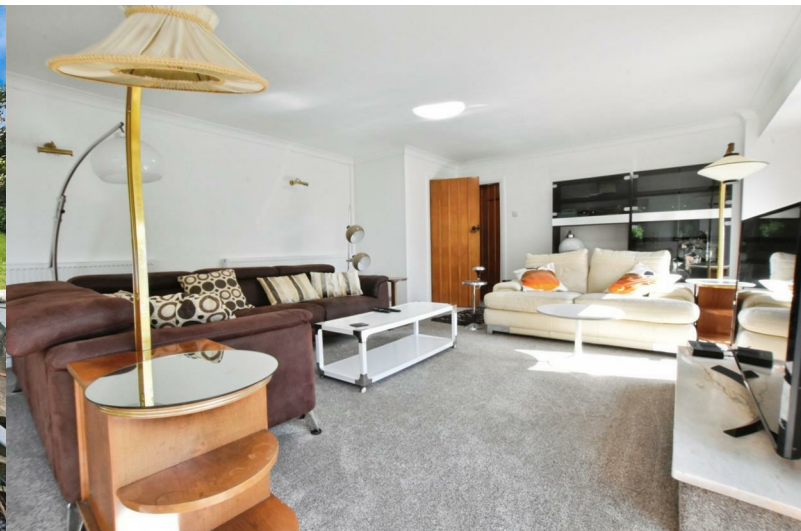
Moorwell Road

Scunthorpe, DN17 2SZ

£335,000



Council Tax: F





# 49a Moorwell Road

Scunthorpe, DN17 2SZ

£335,000



## Front

Impressive front to the home, with a large driveway, offering ample off road parking, leading to the large garage. Adjacent to the garage there is also a large area - currently used for storage - but could potentially be converted to a home office or games den. The home is set back from the road, with a grassed area to the front.

## Garden

Large garden to the rear, which is predominantly laid to lawn, with raised patio seating areas. The beautiful garden benefits from a variety of mature shrubs, trees and hedging, offering a natural border to the area.

## Kitchen / Breakfast Room

14'4" x 13'11" (4.39m x 4.26m)

Modern, fitted kitchen, with ample wall and floor high gloss units, for storage. The kitchen also benefits from an integrated oven, hob, extractor fan and a handy breakfast bar.

## Sun Room

9'8" x 16'4" (2.95m x 4.98m)

Beautiful and bright sun room, with sliding doors accessing the garden. This sun room offers a great space - overlooking the garden. There are also steps leading down to the dining area (could be separated if wished) - making this an ideal space for entertaining and family gatherings.

## Lounge

17'5" x 21'1" (5.32m x 6.43m)

Neutrally decorated, generously sized lounge to the front of the home, with large windows and a patio door, offering picturesque views.

## Dining Room

12'5" x 16'0" (3.79m x 4.88m)

The second reception room / dining room, which leads down some steps from the sun room, offering a great sized room, with cosy open fire. There are also feature beams to the sun room and dining area, bringing character to the space.

## Ground Floor Bathroom

11'8" x 8'1" (3.58m x 2.47m)

Generous bathroom to the ground floor, with neutral suite and walk in shower.

## Bedroom 1

11'8" x 15'5" (3.58m x 4.70m)

Generously sized double bedroom, benefiting from ample fitted storage.

## Bedroom 2

15'0" x 12'9" (4.59m x 3.91m)

Good sized double bedroom, with great views, and ample fitted storage.

## Bedroom 3

9'7" x 12'1" (2.93m x 3.69m)

Third double bedroom to the rear of the property.

## Bedroom 4

9'3" x 9'1" (2.84m x 2.78m)

Bedroom to the front of the home, currently used as an office, with shower cubicle.

## WC

5'2" x 5'10" (1.60m x 1.78m)

Modern wc to the first floor, with neutral suite and fitted storage.

Tel: 01724 700000

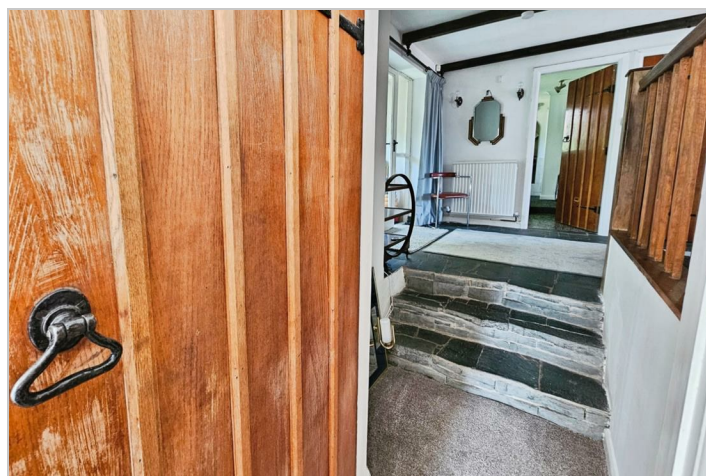
Set in one of the area's most sought-after locations, this charming 4-bedroom detached house offers the perfect balance of privacy, space, and style. Sitting on a generous plot with a large, private rear garden, this home is ideal for families, professionals, or anyone seeking a peaceful retreat without compromising on convenience.

Positioned well back from the road, enhancing privacy and kerb appeal, the property welcomes you with a lovely frontage. Inside, you'll find four well-proportioned bedrooms and three spacious reception rooms, perfect for entertaining, relaxing, or creating a home office. The home also features a modern kitchen / Breakfast room, a large garage, good sized storage area (potential for office / games room) and driveway parking. It is located within an excellent school catchment area and benefits from abundant character and quirky charm throughout.

The generous living spaces are bright and inviting, making the most of the natural light. Outside, the expansive garden provides plenty of space for entertaining, gardening, or simply relaxing in the sun. With a private rear aspect, the garden is not overlooked, offering a peaceful sanctuary.

Situated in a highly desirable area, this home combines tranquillity with practicality, with shops, transport links, and highly rated schools all close by. Don't miss the opportunity to view this unique family home.

Please Note, This property is being marketed by Hunters Estate Agents and is affiliated with the agency.





Road Map



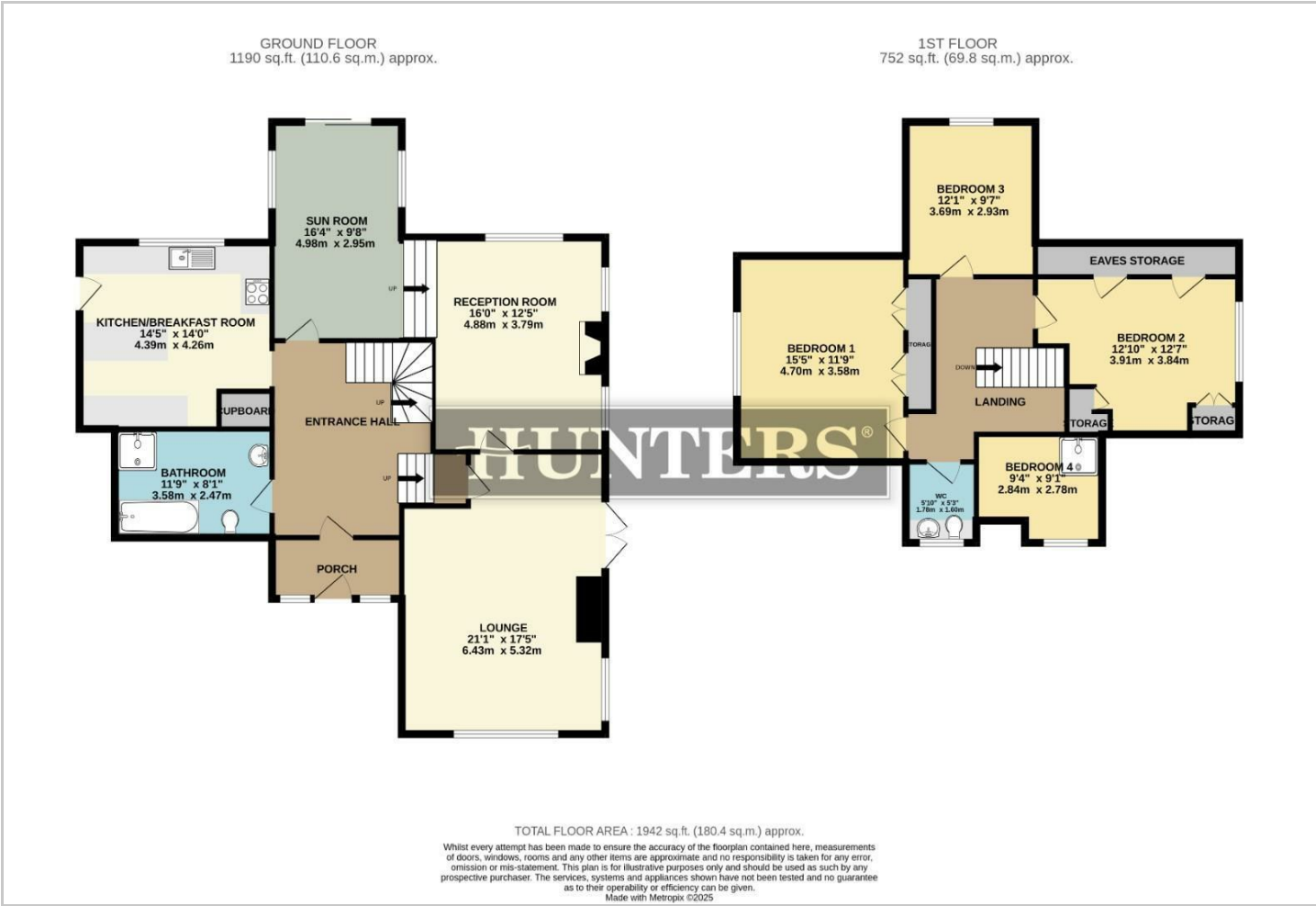
Hybrid Map



Terrain Map



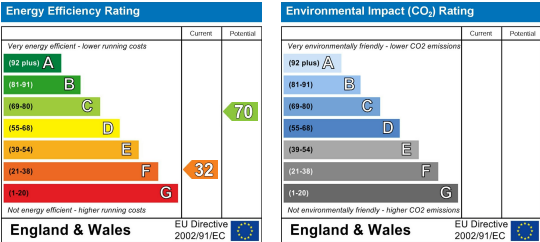
Floor Plan



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.