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# Moorwell Road

Scunthorpe, DN17 2RR

Asking Price £425,000

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Council Tax: C





# 6A Moorwell Road

Scunthorpe, DN17 2RR

## Asking Price £425,000







### Front Exterior
12'3" wide (3.74 wide)
The front exterior of the property features a large, driveway offering ample parking space, bordered by fences and hedges for privacy. The brick-built bungalow has a garage with a roller door and a prominent bay window, creating an appealing frontage with easy access to the home. The driveway is also monitered by CCTV for added security.

### Hallway
36'1" x 6'2" (11.02 x 1.88)
Entering the property through the main front door located on the left hand side of the bungalow you are greeted by an open entryway with a coat cupboard. The long hallway runs the length of the property connecting the bedrooms to the main living space at the rear of the home.

### Kitchen/Diner
23'0" x 12'3" (7.02m x 3.74)
The open plan modern kitchen and dining space which opens to the large family living room has a build in pantry and separate airing cupboard with inbuilt radiator and shelves. The room benefits from an air conditioning unit to warm or cool the large space. There is also an in-built kickboard heater. There are windows offering natural light on three sides of the room and a Velux window with blinds.

### Family Living Room
16'5" x 14'4" (5.00m x 4.38m)
This room has dual aspect views to the mature gardens which can be accessed using the large sliding patio doors. Modern coal effect gas fireplace with solid marble surround and hearth. French doors lead into the large conservatory and additional reception room.

### Conservatory
16'7" x 12'0" (5.05m x 3.65m)
Alternatively could be used as a games room.

### Utility/ shower room
14'0" x 4'2" (4.27m x 1.27m)
The utility room is practical and light room with space for washing machine tumble dryer and fitted with a shower. It has tiled flooring and walls with two windows providing natural light, and a door leading to the outside. A wc is also located within this space.

### Master Bedroom
18'4" x 13'6" (5.59m x 4.13m)
The room benefits from Velux window with built in mechanical blind offering natural light in addition to the window overlooking the courtyard.

### Ensuite
6'2" x 8'9" (1.88 x 2.67m)
Velux window with unit in mechanical blind offering natural light and ventilation to the room

### Bedroom 2
12'7" x 10'8" (3.84m x 3.25m)
Large double bedroom with fully fitted modern sliding door wardrobes with mirrored glass. There are fitted drawers and rail within the wardrobes for practical storage.

### Bedroom 3
12'7" x 9'4" (3.84m x 2.85m)
Double bedroom with fitted wardrobes.

## Bedroom 4
9'5" x 6'6" (2.87m x 1.99m)
Bedroom 4 is a smaller room ideal for a single bed or study use.

## Bathroom
12'6" x 4'6" (3.82m x 1.37m)
The bathroom is fully tiled with classic Italian design tiles. It includes a traditional-style white suite with a pedestal basin, a wc, and a full-size bathtub beneath a decorative stained glass window, offering a charming and distinctive bathing area.

## Study
7'2" x 11'9" (2.19 x 3.59)
The study is a small, cosy room with neutral carpeting and wallpaper, ideal as a home office or quiet nook and benefits from natural light.

## Reception two/ Potential 5th bedroom
17'9" x 15'7" (5.42m x 4.74m)
Flooded with natural light through the large bay window and two side windows . This space is very versatile and could be used as a private fifth bedroom or additional living space.

## Rear Garden
The rear garden is extensive and beautifully maintained with large lawns, mature trees, and a variety of planted borders. It includes multiple seating areas, a patio, decked seating area, a summer house which benefits from electrics, this could be potential home office and a garden sheds. The garden offers plenty of space for outdoor activities and relaxation in a private setting.












## Road Map



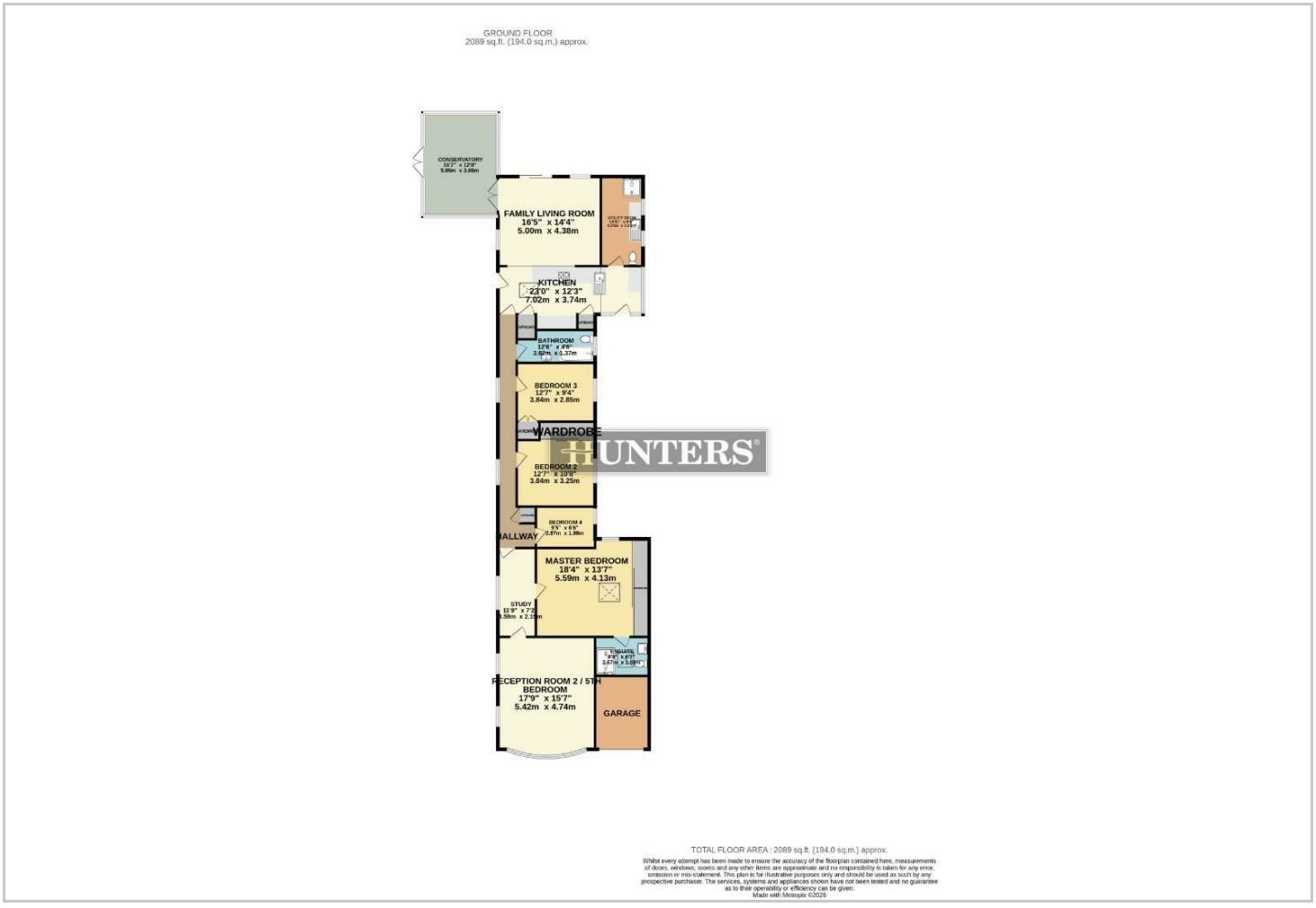

## Hybrid Map




## Terrain Map



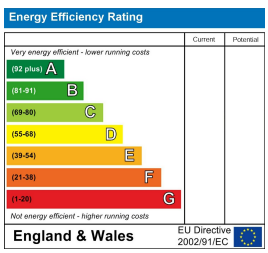

## Floor Plan

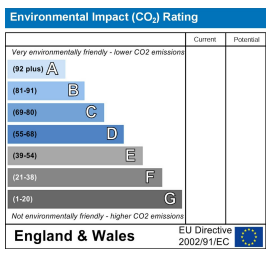



## Viewing

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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