



8 Clematis Way
Scunthorpe, DN16 3UQ
£310,000

Bella
properties

Bella Properties are delighted to present this stunning detached Dorma bungalow for sale, set within a sought-after area. This property boasts an impressive four double bedrooms, two of which have the added luxury of en-suite facilities, a utility room, two reception rooms, a double garage and ample off street parking.

Located near to local amenities including shops, restaurants, retail parks and good schools, this property is ideally suited for families. In excellent condition and thoughtfully designed to offer a fantastic flow of space, this home is an excellent opportunity for those seeking a great home in a desirable area. Viewings are now available and come highly recommended!



Hallway

Entrance to the property is via the side door and into the hallway. Vinyl effect flooring with central heating radiator and internal doors lead to the kitchen, living room, utility, three bedrooms, bathroom and storage cupboard.

Living Room 13'8" x 13'8" (4.18 x 4.17)

Carpeted with coving to the ceiling, two central heating radiators and uPVC bay window faces to the front of the property. uPVC door leads to the side of the property and carpeted stairs lead to the first floor accommodation.

Dining Room 8'9"x 10'0" (2.69x 3.06)

Carpeted with coving to the ceiling, central heating radiator and uPVC bay window faces to the front of the property.

Kitchen 11'7" x 8'9" (3.55 x 2.69)

Vinyl effect flooring with central heating radiator and uPVC window faces to the side of the property. A modern kitchen unit with base height and wall mounted units with complimentary counter tops, tiled splashbacks, integrated oven, hob and overhead extractor fan and ample storage space.

Utility 7'1" x 5'6" (2.16 x 1.68)

Base height units with counter tops, integrated sink and drainer and space and plumbing for white goods.

Master Bedroom 10'5" x 13'0" (3.18 x 3.98)

Carpeted with coving to the ceiling, central heating radiator and uPVC window faces to the rear of the property. Internal door leads to the en-suite.

En-Suite 5'6" x 6'6" (1.7 x 1.99)

Carpeted with part tiled walls, central heating radiator and uPVC window faces to the rear of the property. A three piece suite consisting of shower cubicle, toilet and sink.

Bedroom Two 9'8" x 10'5" (2.97 x 3.18)

Carpeted with central heating radiator and uPVC window faces to the side of the property.

Bedroom Three 8'1" x 10'4" (2.48 x 3.17)

Carpeted with central heating radiator and uPVC window faces to the side of the property.

Bathroom 10'8" x 8'10" (3.27 x 2.7)

Vinyl effect tiled flooring with part tiled walls, central heating radiator and uPVC window faces to the rear of the property. A three piece suite consisting of bathtub, sink and toilet.

Sitting Room 21'7" x 10'4" (6.6 x 3.17)

Carpeted with central heating radiator and uPVC window faces to the front of the property.

Bedroom Four 13'6" x 10'4" (4.14 x 3.17)

Carpeted with central heating radiator and Velux window faces to the side of the property. Internal door leads to the en-suite bathroom.

En-Suite Bathroom 10'0" x 10'4" (3.05 x 3.17)

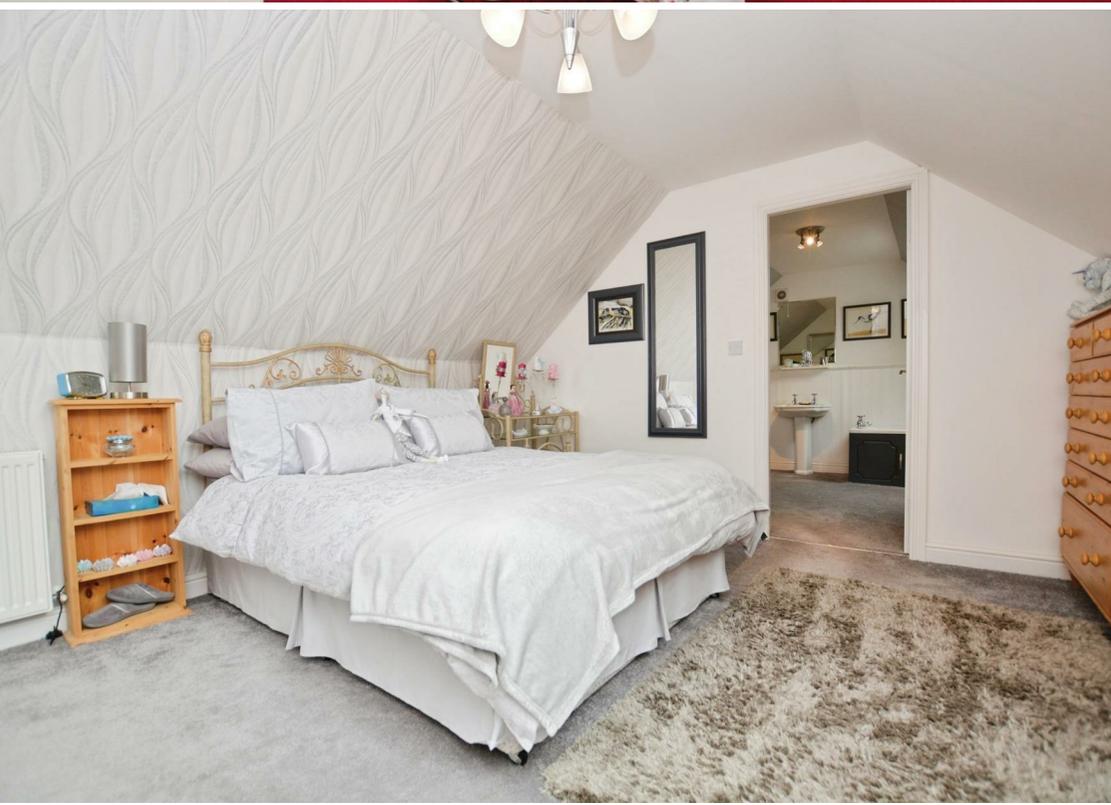
Carpeted with central heating radiator and Velux window faces to the side of the property. A three piece suite consisting of bathtub, sink and toilet.

External

To the front of the property is a lawned garden with a block paved driveway offering ample off street parking. The driveway leads to the attached, double garage which measures 5.22m x 5.24m and access to the rear garden is down the side of the property. The rear garden is well presented and laid to lawn, with gravelled area and shrubs and borders.

Disclaimer

The information displayed about this property comprises a property advertisement and is an illustration meant for use as a guide only. Bella Properties makes no warranty as to the accuracy or completeness of the information.

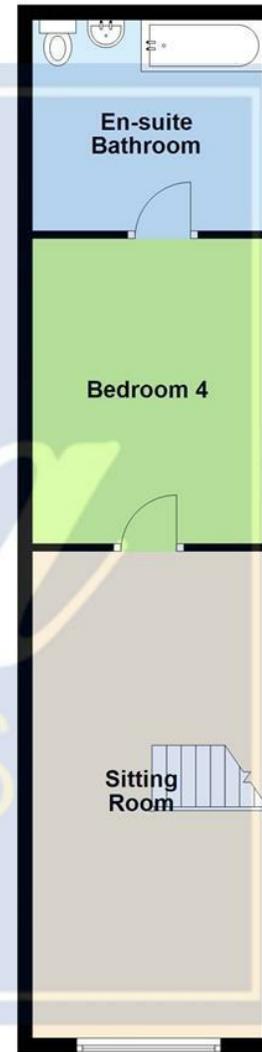




Ground Floor



First Floor



Total area: approx. 169.0 sq. metres

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		