



6 Oak Tree Walk  
Scunthorpe, DN17 4GE  
£299,950

*Bella*  
properties

**Bella Properties are proud to present to the market this stunning detached four bedroom home in Crowle, offering an immaculate interior and convenient access to local amenities.**

**The property boasts two reception rooms including a spacious lounge/dining room and a conservatory, the kitchen features wood countertops and good natural light, four bedrooms are found upstairs, all benefiting from built-in wardrobes with the master benefiting from an ensuite, and immaculate gardens are found to both the front and rear of the property with off road parking.**

**Crowle is a well-served small town with a range of everyday amenities including local schools, shops, restaurants and transport links. In summary, this detached family home for sale in Crowle will appeal to buyers seeking an immaculate, ready-to-move-into home. Viewings are now available!**



### **Entrance Hall**

Entrance to the property is via the front door and into the hall. Internal door leads to the lounge/diner.

### **Lounge/Dining Room** 24'3" x 10'9" (7.4 x 3.3)

Lounge is carpeted with coving to the ceiling, central heating radiator, wall mounted electric fireplace and uPVC window faces to the front of the property. Dining area consists of wooden flooring, central heating radiator and uPVC French doors lead to the conservatory.

### **W/C**

Tiled flooring with part tiled walls and central heating radiator. A two piece suite consisting of toilet and sink.

### **Kitchen**

Tiled flooring with uPVC window and door faces to the rear of the property. A variety of base height and wall mounted modern units with countertops and splashbacks, breakfast bar and integrated appliances with space for American style fridge/freezer.

### **Sitting Area**

Lovely additional seating area with tiled flooring, central heating radiator and uPVC window facing to the front of the property.

### **Conservatory** 11'5" x 9'10" (3.5 x 3.0)

Brick based construction with wooden flooring and uPVC windows and doors to the rear garden.

### **Landing**

Carpeted with central heating radiator and internal doors lead to all four bedrooms and bathroom.

### **Master Bedroom** 13'8" x 10'10" (4.17 x 3.32)

Carpeted with central heating radiator, built in wardrobes and uPVC window faces to the front of the property.

### **En-Suite** 6'2" x 5'6" (1.9 x 1.7)

Access from the master bedroom. A three piece suite consisting of corner shower cubicle, sink with vanity unit and toilet. Tiled walls with heated towel rail and uPVC window faces to the front of the property.

### **Bedroom Two** 11'9" x 9'3" (3.6 x 2.83)

Carpeted with central heating radiator, built in wardrobes and uPVC window faces to the front of the property.

### **Bedroom Three** 9'3" x 7'2" (2.83 x 2.19)

Carpeted with central heating radiator, built in wardrobes and uPVC window faces to the rear of the property.

### **Bedroom Four** 8'7" x 5'8" (2.62 x 1.73)

Carpeted with central heating radiator, built in wardrobes and uPVC window faces to the rear of the property.

### **Bathroom** 6'0" x 5'5" (1.85 x 1.67)

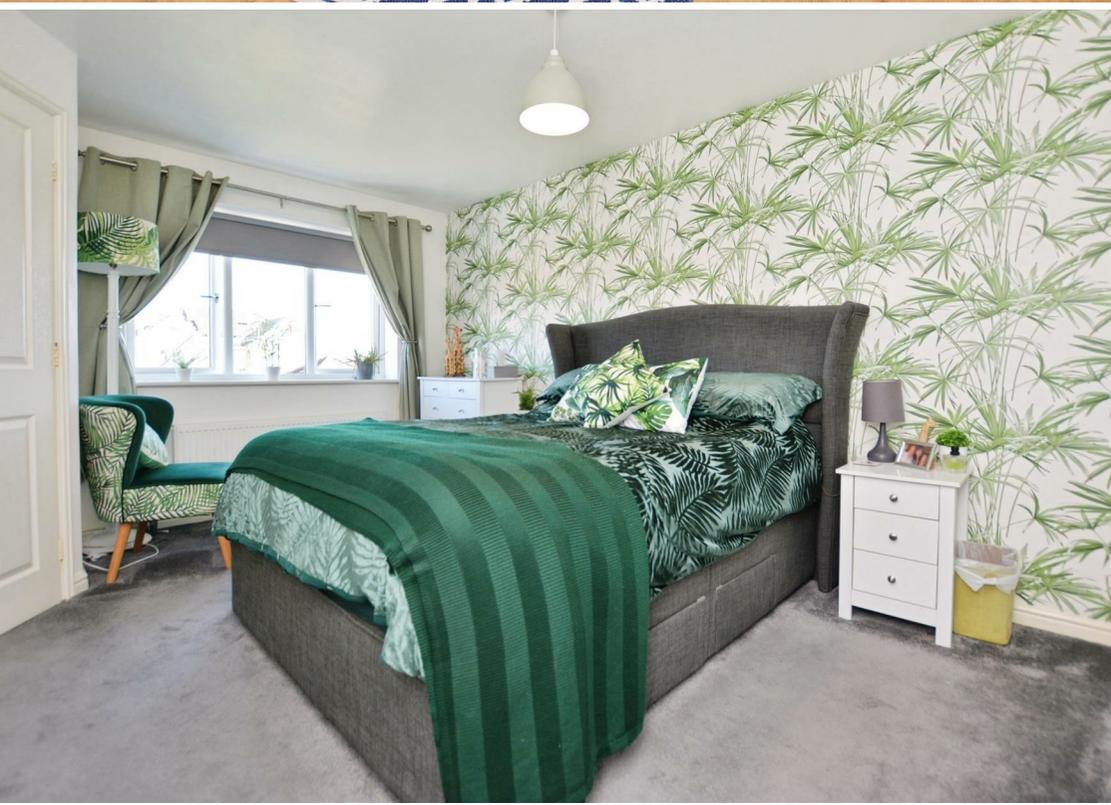
Vinyl effect tiled flooring with tiled walls, heated towel rail and uPVC window faces to the rear of the property. A three piece suite consisting of bathtub, toilet and sink with vanity unit.

### **External**

To the front of the property is a lawned garden with a driveway for off road parking. Access to the rear is down either side of the property to the rear garden which consists of AstroTurf and decking areas, shed and enclosed seating area with space for hot tub, ideal for entertaining.

### **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

Approx. 66.9 sq. metres (720.0 sq. feet)



### First Floor

Approx. 51.8 sq. metres (557.2 sq. feet)



Total area: approx. 118.7 sq. metres (1277.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	77	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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England & Wales		EU Directive 2002/91/EC