



**2 Valewood, Scunthorpe
DN16 3RS
£485,000**

This home is truly something spectacular. An extremely rare opportunity has arisen to purchase this FOUR bedroomed DETACHED bungalow home located in the popular residential area of Bottesford. This unique property overlooks the picturesque setting of Bottesford Beck and offers everything you could wish for including THREE Reception rooms, utility room, master bedroom, three piece en-suite, FIVE piece bathroom and much more!! The home is also very well positioned close to local schools and amenities while occupying an extremely private and quiet plot. Brought to the market for sale by Bella Properties.

Modern throughout, the ground level accommodation briefly comprises of the entrance hall, living room, dining room, sitting room, kitchen, utility, conservatory, rear porch, gym room, double garage, inner hallway, office room, master bedroom, en-suite, three bedrooms and bathroom on the ground floor. Externally, there is a paved driveway for multiple cars and garage to the front, to the rear offers a good level of privacy with a patio area for entertainment.

This home needs to be seen to be appreciated. Viewings available immediately and come highly recommended



Entrance Hall

Entrance to the property is via the front door with uPVC window to side aspect, ceiling spotlights with wooden flooring throughout. Radiator with internal doors leading into the living room, sitting room and inner hallway.

Living Room

11'10" x 19'10" (3.63 x 6.05)

uPVC bay window to front aspect, coving to the ceiling, radiator and carpeted throughout with an electric feature fire set on a marble surround. Internal double doors leading into the dining room.

Sitting Room

13'10" x 16'11" (4.22 x 5.16)

Coving to the ceiling, radiator and carpeted throughout with an electric feature log burner set on a marble surround. Internal doors leading into the kitchen, office and bifold doors leading to the conservatory.

Office

12'0" x 7'6" (3.67 x 2.31)

uPVC window to rear aspect with built in storage cupboard.

Dining Room

11'10" x 17'9" (3.63 x 5.43)

uPVC window to front aspect, ceiling spotlights, radiator and wooden flooring throughout. Internal door leading into the kitchen.

Kitchen

15'9" x 21'3" (4.81 x 6.50)

uPVC window to the rear aspect, ceiling spotlights with wooden flooring throughout. A variety of wall and base units with complementary counters, central island and tiled splashback. Integrated appliances including sink and drainer, electric microwave hob and oven with extractor fan. Internal doors leading into the utility, sitting room, dining room and rear porch.

Utility

7'0" x 8'4" (2.14 x 2.55)

Two uPVC windows to side and rear aspect, complementary counters with sink and drainer.

Conservatory

16'6" x 16'11" (5.05 x 5.16)

uPVC windows with external door giving access to the side. Internal bifold doors leading into the sitting room.

Inner Hallway

Coving to the ceiling, carpeted throughout with radiator. Built in storage cupboards with internal doors leading into the entrance hall, master bedroom, three bedrooms and bathroom.

Master Bedroom

7'6" x 11'6" (2.29 x 3.53)

Two uPVC bay windows to the side and rear, ceiling spotlights with coving and a radiator. Carpeted throughout with built in wardrobes with an internal door leading into the en-suite.

En-Suite

9'5" x 5'9" (2.88 x 1.77)

uPVC window to rear aspect, ceiling spotlights with tiled flooring and splashback. A three piece suite with toilet, sink and shower with a vanity unit.

Bedroom Two

9'10" x 9'8" (3.02 x 2.96)

uPVC window to side aspect, coving to the ceiling and a radiator. Carpeted throughout with built in wardrobes.

Bedroom Three

11'11" x 12'10" (3.64 x 3.93)

Two uPVC windows to side and front aspect, coving to the ceiling, radiator and carpeted throughout.

Bedroom Four

11'10" x 10'10" (3.62 x 3.32)

uPVC window to front aspect, coving to the ceiling, radiator and carpeted throughout.

Bathroom

13'9" x 11'1" (4.21 x 3.39)

uPVC window to rear aspect, ceiling spotlights with coving, radiator and tiled flooring. A five piece suite with toilet, sink, bidet, shower and bath with a vanity unit.

External

To the front is a part lawned garden with a paved drive for multiple cars and garage. To the rear offers a good level of privacy with a part lawn garden and patio space for entertainment.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

