



15 Mill Crescent, Scotter

£230,000 Freehold

AN OUTSTANDING TRADITIONAL SEMI-DETACHED BUNGALOW · HIGHLY DESIRABLE EDGE OF VILLAGE LOCATION · EXTENSIVELY REFURBISHED THROUGHOUT · QUALITY FITTED KITCHEN WITH INTEGRAL APPLIANCES · 3 BEDROOMS · STYLISH SHOWER ROOM · PROMINANT CORNER PLOT BEING PRIVATE TO THE REAR · DRIVEWAY & GARAGING · VIEWING IS ESSENTIAL TO FULLY APPRECIATE

Refurbished 3-bed semi-detached bungalow in Scotter, stylish interiors, modern kitchen, private gardens, driveway, garage, uPVC double glazing, gas heating.

Move-in ready. Viewing recommended.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

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Central Reception Hallway

15' 3" x 3' 10" (4.64m x 1.18m)

Front uPVC double glazed entrance door with inset patterned glazing, attractive laminate flooring, wall to ceiling coving and loft access.

Fine Main Living Room

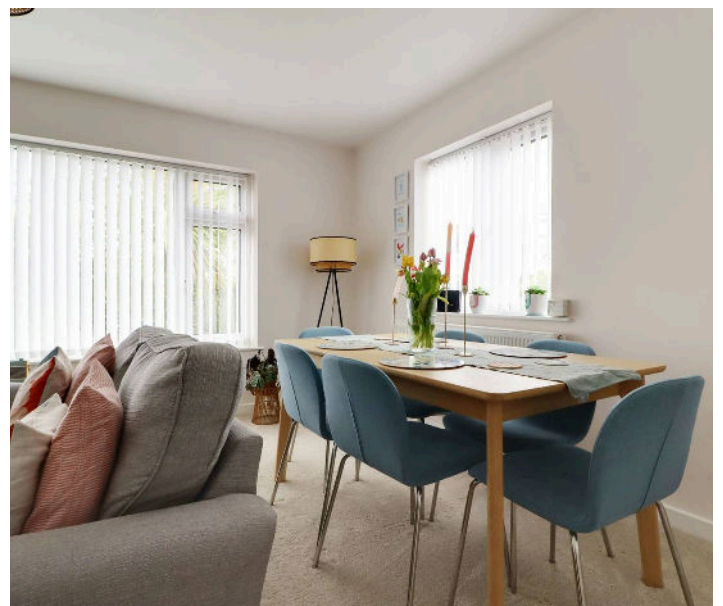
12' 10" x 15' 11" (3.92m x 4.85m)

Enjoying a dual aspect with front and side uPVC double glazed windows and TV point.

Stylish Fitted Kitchen

11' 3" x 11' 4" (3.42m x 3.45m)

Side uPVC double glazed window and rear uPVC double glaze entrance door with inset patterned glazing leading out to the rear garden. The kitchen enjoys an extensive range of gloss white finished handleless furniture, integral appliances and enjoying a complementary wooden style worktop with matching uprising that incorporates a one and a half bowl stainless steel sink unit with drainer to the side and block mixer tap, built-in four ring electric induction hob with overhead canopy and eye level oven, continuation of matching laminate flooring from the entrance hallway and inset modern ceiling spotlights.





Master Bedroom 1

12' 2" x 11' 0" (3.70m x 3.35m)

Front uPVC double glazed window.

Rear Bedroom 2

11' 3" x 8' 9" (3.42m x 2.67m)

Rear uPVC double glazed window and wall to ceiling coving.

Rear Bedroom 3

8' 2" x 6' 11" (2.48m x 2.10m)

Rear uPVC double glazed window.

Shower Room

8' 2" x 6' 7" (2.48m x 2.00m)

Rear uPVC double glazed window with inset patterned glazing enjoying a quality suite in white comprising a close couple low flush WC, vanity wash hand basin, shower cubicle with glazed screen and overhead mains shower, part tiling to walls, attractive wooden flooring, large fitted chrome towel rail and inset ceiling spotlights.





Grounds

The property occupies a corner position with the front being pebble laid for ease of maintenance with mature hedged boundaries, flagged seating area and raised rockery area. To the side there is further pebbled gardens with planted shrubs and a concrete patterned laid driveway allowing parking for a number of vehicles with a part sheltered carport and access to the garage. Gated access from the driveway leads to an excellent private south facing rear garden with a number of pebbled flagged and concrete laid seating areas with the garden being principally lawned with shrub borders.

Single Garage

The property benefits from a brick built single garage with up and over front door, side personal door and window and internal power and lighting.

Double Glazing

Full uPVC double glazed windows and doors and with uPVC fascias, soffits and gutters.

Central Heating

There is a modern gas fired central heating system to radiators.





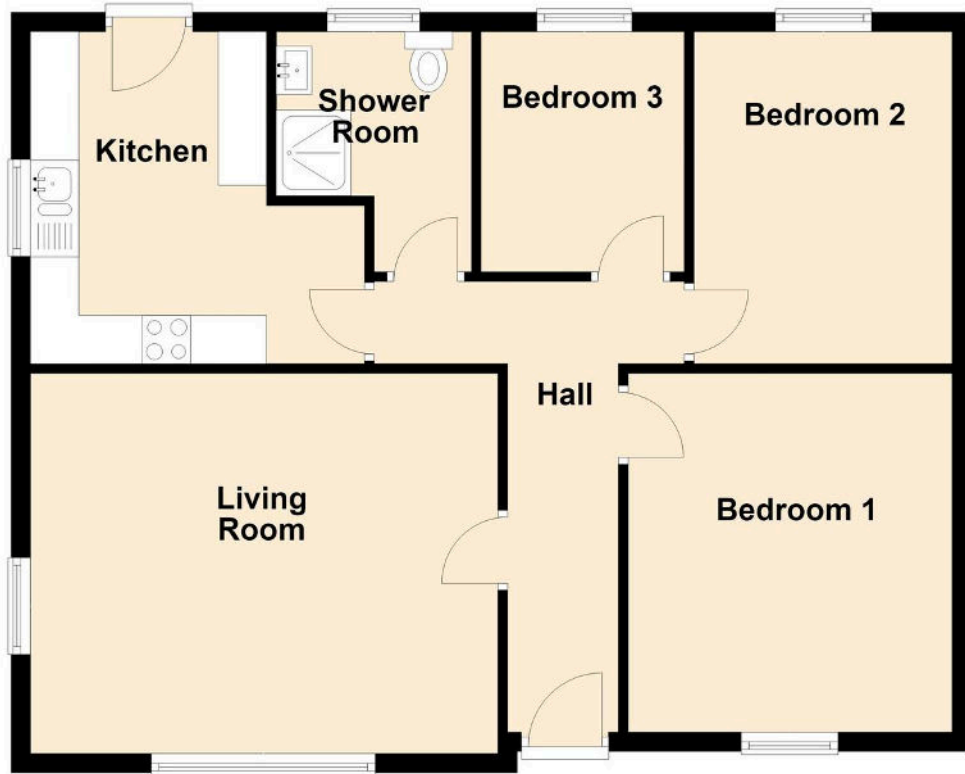


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	71	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

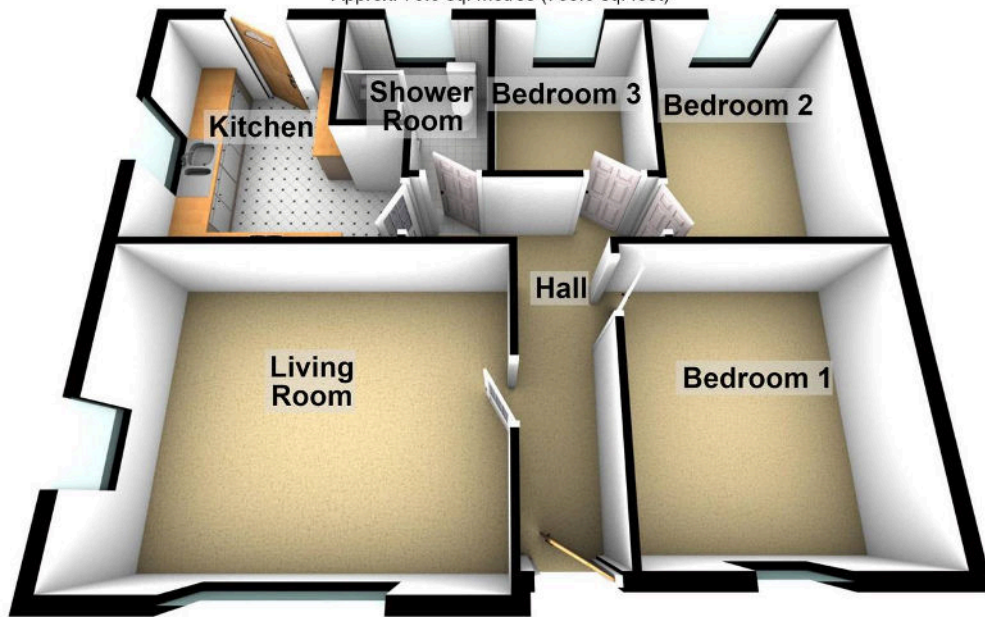
Ground Floor

Approx. 70.0 sq. metres (753.6 sq. feet)



Ground Floor

Approx. 70.0 sq. metres (753.6 sq. feet)



Total area: approx. 70.0 sq. metres (753.6 sq. feet)

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