



2 Goldcrest Close, Scunthorpe

£375,000 Freehold

AN OUTSTANDING INDIVIDUAL DETACHED BUNGALOW • NO UPWARD CHAIN • HIGHLY DESIRABLE RESIDENTIAL AREA • 4 BEDROOMS • 2 RECEPTION ROOMS • ATTRACTIVE FITTED BREAKFAST KITCHEN & UTILITY • MAIN FAMILY BATHROOM & MASTER EN-SUITE • WELL KEPT LAWNED GARDENS • DRIVEWAY & DOUBLE GARAGE • VIEW VIA OUR SCUNTHORPE OFFICE



paul fox
the family estate agents

No onward chain. Four bedroom detached bungalow on a prestigious corner plot with double garage, landscaped gardens, modern kitchen, en-suite, and parking in a sought-after Scunthorpe location. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

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Central Reception Hallway

Includes a front hardwood glazed entrance door with adjoining twin side lights with leaded glazing, wall to ceiling coving, solid oak flooring, spacious built-in cloaks cupboard, a single built-in storage cupboard and stylish oak internal doors allow access off to;

Spacious Main Living Room

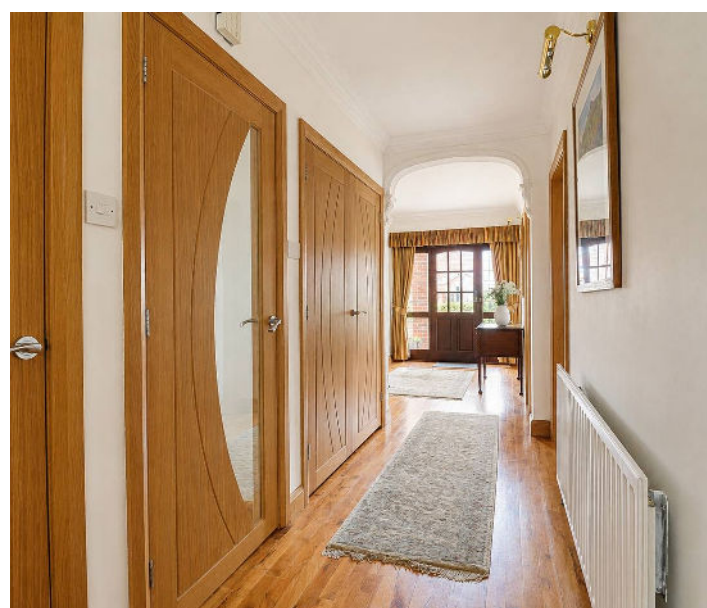
19' 9" x 14' 8" (6.02m x 4.48m)

Enjoys a dual aspect with a front bow hardwood double glazed window with adjoining side hardwood glazed window with leaded glazing, continuation of oak flooring and a feature bricked gas coal effect fireplace with tiled hearth and oak mantel, four double walls and TV input.

Attractive Fitted Breakfast Kitchen

17' 11" x 9' 11" (5.46m x 3.03m)

With an inner hall which has loft access. The kitchen includes an extensive range of white shaker style low level units, drawer units and wall units with brushed aluminium style pull handles and a patterned working top surface incorporating a single ceramic sink bowl unit with block mixer tap and drainer to the side, a range of appliances which provide a four ring electric hob with overhead integrated extractor fan, AEG electric oven with microwave above, plumbing for a dishwasher, tiled effect cushioned flooring and an archway leads through to;





Dining Area

9' 7" x 9' 10" (2.92m x 3.00m)

With a side hardwood double glazed window with lead glazing, tiled effect cushioned flooring and decorative wall to ceiling coving.

Utility

7' 10" x 9' 7" (2.40m x 2.93m)

Has a side barn style hardwood glazed door allowing access to the rear of the bungalow and adjoining hardwood double glazed window, matching low level units and high level units to the kitchen with matching unit with a single stainless steel sink unit with block mixer tap and drainer to the side, space for a tall American fridge freezer, continuation of tiled effect cushioned flooring, a floor mounted Worcester Bosch gas boiler and a folding oak door allows access to;

Cloakroom

Has a low flush WC and a corner wash hand basin with tiled walls, extractor fan and continuation of flooring.

Master Bedroom 1

12' 6" x 14' 1" (3.80m x 4.30m)

With a rear double glazed hardwood window with leaded glazing, wall to ceiling coving and a bank of oak shaker style built-in wardrobes with brushed aluminium style pull handles and matching drawers, TV input and an oak door leading through to;





En-Suite Shower Room

4' 11" x 4' 7" (1.50m x 1.40m)

With a side hardwood frosted glazed window with leaded glazing, a three piece suite comprising of a corner walk-in shower cubicle with overhead chrome shower, a low flush WC and a wall mounted wash hand basin, tiled walls and tiled floors, ceiling spotlights and extractor fan.

Front Double Bedroom 2

9' 10" x 12' 10" (3.00m x 3.92m)

With a front double hardwood glazed window, two single wall lights, decorative wall to ceiling coving and fitted bedroom furniture with wardrobes, drawers and central dressing area.

Bedroom 3

12' 10" x 7' 9" (3.92m x 2.37m)

With a side hardwood double glazed window with leaded glazing, decorative wall to ceiling coving and fitted wardrobes.

Bedroom 4

7' 2" x 12' 5" (2.19m x 3.78m)

With a side hardwood double glazed window, double wall light and TV input.





Main Family Bathroom

8' 10" x 7' 5" (2.70m x 2.25m)

With a rear hardwood double glazed frosted window with leaded glazing and a five piece suite comprising of a rolled top free standing bath, a low flush WC, bidet, pedestal wash hand basin and a corner walk-in shower with twin glazed curved doors fully tiled walls and flooring, ceiling spotlights, extractor fan and a wall mounted chrome towel heater.

Grounds

The bungalow is positioned on a delightful corner plot with well presented landscaped lawned garden with shaped borders, dwarf bricked boundary walling. The front is approached via a broad double block paved driveway which allows off street parking for multiple vehicles and an adjoining pathway leads to the front entrance and to the rear garden. The rear of the bungalow provides a fully enclosed private landscaped lawned garden with a raised lawn and planted borders, secure fencing with a central water feature with mid bridge, a raised flagged patio area and external power.

Double Garage

19' 2" x 17' 5" (5.83m x 5.30m)





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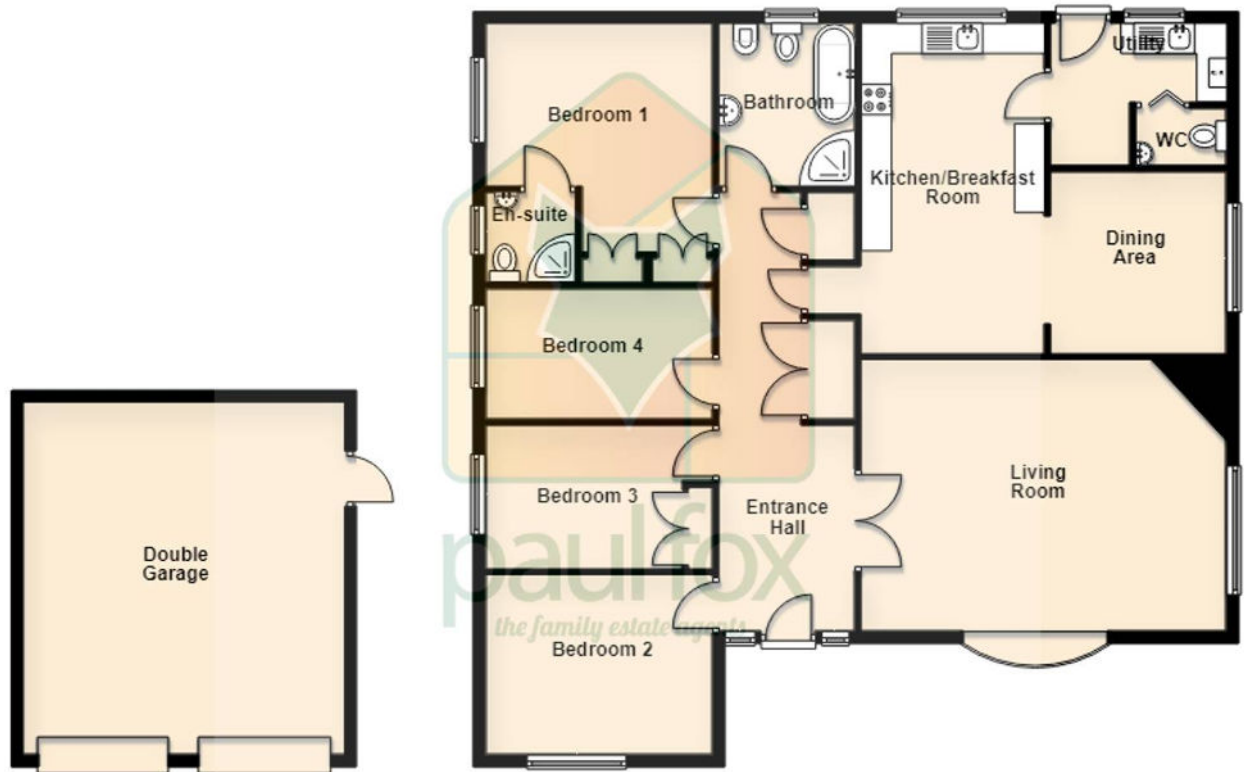
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	



Ground Floor

Approx. 163.0 sq. metres (1754.2 sq. feet)



Total area: approx. 163.0 sq. metres (1754.2 sq. feet)

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