



1 Ryedale Avenue, Scunthorpe, DN15 9BJ

Offers In Excess Of £400,000

Positioned well in a quiet cul de sac, in the ever popular Winterton area sits this spacious five bed detached family home perfect for families and close to school catchments.

The ground floor comprises of a spacious entrance hall, great sized lounge, open plan kitchen diner with an island leading on to the conservatory overlooking the rear garden. There is also a utility and downstairs W.C.

The first floor of the property has five double bedrooms, the master benefitting from an en suite bathroom and walk in wardrobe. There is also a modern family bathroom with a lovely freestanding bath.

Outside the rear garden is mainly laid with turf but has patio areas for seating perfect for entertaining family and friends. To the front of the property there are two integral garages and a large block paved driveway suitable for parking multiple vehicles.

Entrance



Conservatory 13'1" x 9'3" (4.00 x 2.82)



Lounge 19'9" x 11'11" (6.04 x 3.64)



W.C

Landing

Bedroom one 19'10" x 11'11" (6.05 x 3.64)



Ensuite



Kitchen/Living 28'3" x 11'11" (8.63 x 3.64)



Utility



Bedroom two 16'4" x 11'11" (4.98 x 3.64)



Bedroom five 15'4" x 8'5" (4.68 x 2.57)



Bedroom three 11'11" x 11'11" (3.64 x 3.64)



Bathroom 8'6" x 8'5" (2.61 x 2.57)



Double garage 17'11" x 17'4" (5.48 x 5.30)

Outside

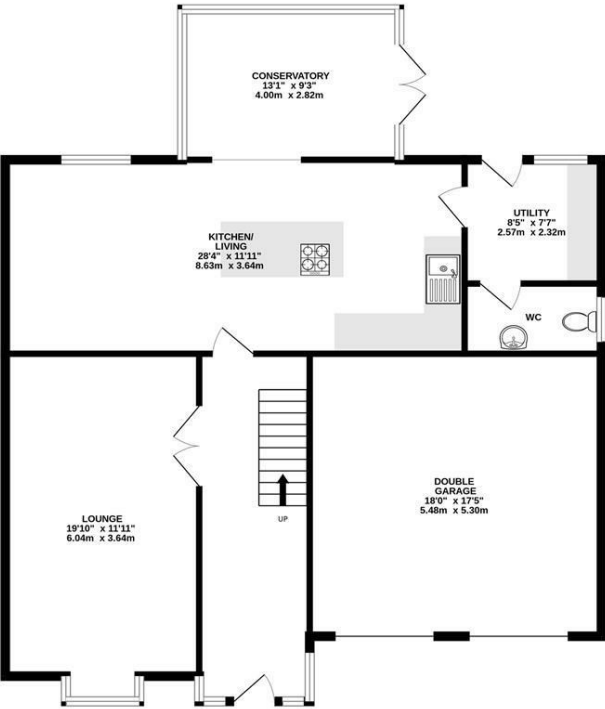


Bedroom four 12'0" x 9'6" (3.68 x 2.91)

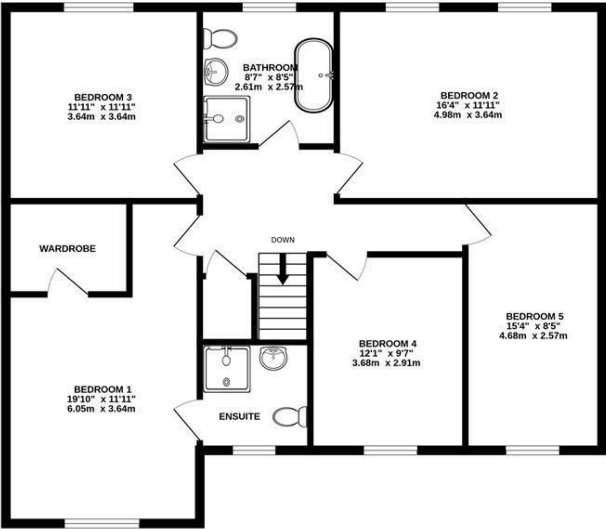


Floor Plan

GROUND FLOOR
1265 sq.ft. (117.5 sq.m.) approx.



1ST FLOOR
1056 sq.ft. (98.1 sq.m.) approx.



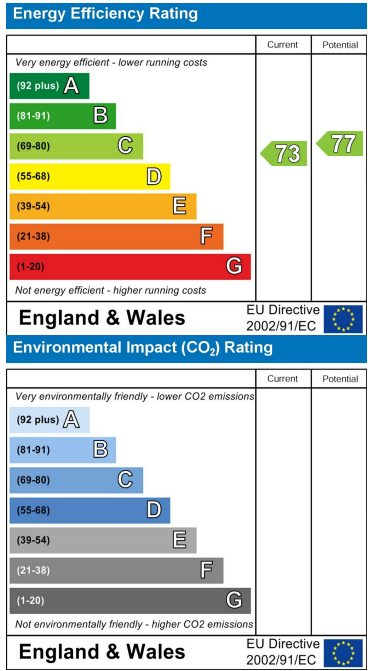
TOTAL FLOOR AREA: 2322 sq.ft. (215.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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