



**Norfolk Avenue, Burton-upon-Stather SCUNTHORPE DN15  
9EW**

**welcome to**

**Norfolk Avenue, Burton-upon-Stather SCUNTHORPE**

Beautifully presented detached bungalow in the sought-after village of Burton-Upon-Stather, offering spacious and versatile accommodation including a modern kitchen with quartz work surfaces, conservatory, en-suite master, and landscaped rear garden with driveway parking and integral garage.



### **Entrance Hall**

A welcoming and spacious entrance hall providing access to the principal accommodation and benefiting from useful built-in storage.

### **Study**

A versatile room with side-facing double-glazed window, suitable for use as a home office, study or hobby room.

### **Lounge**

A generous reception room featuring a bay-style front-facing double-glazed window and additional side double-glazed window, allowing plenty of natural light. The room centres around an attractive electric fire with surround.

### **Kitchen**

A well-appointed kitchen fitted with a range of base and wall units complemented by quartz work surfaces. Incorporating a stainless-steel sink unit, electric double oven and hob, with space and plumbing for a dishwasher.

### **Utility Room**

A practical utility space fitted with matching quartz worktops, stainless-steel sink and additional storage units, with underfloor heating. Offering space and plumbing for a washing machine and access to a useful storage cupboard.

### **Conservatory**

A bright and versatile addition to the home with underfloor heating, windows overlooking the garden, a brick-built base and glass roof. Ideal for use as a second sitting area or dining space.

### **Hall**

Entrance hallway with access to the loft and doors leading to the bedrooms, kitchen, lounge and shower room.

### **Bedroom One**

A comfortable double bedroom benefiting from fitted wardrobes, radiator and rear-facing double-glazed window.

### **En-Suite Shower Room**

Fitted with a shower cubicle, low-level WC and wash hand basin set within a vanity unit. Heated towel rail.

### **Bedroom Two**

A further double bedroom with fitted wardrobes and rear-facing double-glazed window.

### **Family Shower Room**

A contemporary shower room comprising a shower cubicle, low-level WC and wash hand basin with vanity storage. Finished with fully tiled walls, spotlights, heated towel rail and side-facing double-glazed window.

### **Outside**

To the front of the property, a block-paved driveway provides off-road parking and leads to the integral garage, complemented by a neatly maintained lawned area.

The enclosed rear garden features two patio seating areas and a lawn, all bordered by timber fencing to create a private outdoor space.

### **Integral Garage**

A generous integral garage with electric remote-controlled door and power supply.



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## Norfolk Avenue, Burton-upon-Stather SCUNTHORPE

- Detached bungalow in the sought-after village of Burton-Upon-Stather
- Principal bedroom with en-suite shower room
- Additional bedroom with Jack & Jill shower room
- Conservatory with underfloor heating
- Block-paved driveway

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

**£240,000**



Please note the marker reflects the  
postcode not the actual property

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