



 4  
Bedrooms

 3  
Bathrooms



**MODERN FOUR BEDROOM DETACHED IN A QUIET LOCATION**  
Tucked away to a quiet residential area, within walking distance of Scunthorpe general hospital, train station, town centre, and leisure centre. The property provides an ideal base for working professions, and commuters, whilst retaining plenty of privacy, situated to a small residential plot.

This one comes with a great amount of off road parking, with additional integral garage featuring electric roll top door, for ease of access. Briefly the property comprises, an open plan feel to the ground floor space, with internal doors connecting access through the lounge, dining room, kitchen, and sun room. A WC is located to the entrance hall, with fantastic room sizes, providing families with a good amount of living space.

To the first floor, four bedrooms feature, with en-suite shower to the master bedroom and built in wardrobe storage.

A modern shower to the first floor comprises modern combination back to wall vanity.

Enquire today!

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**Louise Oliver Properties presents to the market a four bedroom, detached, modern family home.**

**Located to a quiet residential area, with close links to Scunthorpe hospital, town centre, good local schools, train station, and full range of retail services and supermarkets. An ideal base form which to commute from, with ease of access to the national motorway service, and links through the town centre.**

**The property briefly comprises to the ground floor, a generous floorplan with, large rear aspect lounge, accessing the dining room and conservatory. With modern kitchen comprising, cream fronted wall and base units, breakfast bar, integral electric grill and oven, and four burner gas ring hob, accessible to the dining room, and exiting to the rear garden. To the main entrance hall an under stairs WC is located with one door vanity hand basin and low flush toilet.**

**The first floor comprises, two double, and two single bedrooms, with master bedroom comprising en-suite shower featuring combination back to wall vanity, mains shaving point, and large walk-in family shower room, comprising both mains shower and combination back to wall vanity.**

**Externally the property is surrounded with low maintenance rear and front elevation. To the rear garden a large block paved patio, extend to landscaped brick built bedding area, with ample privacy benefiting to not being overlooked. The front elevation comprises large paved drive, with parking for multiple vehicles, and access to the single electric roller door garage.**

## **PORCH**

Entrance to the property, opening into well proportion porch comprising, full uPVC surround, with front aspect glazed feature door, tiled flooring, open brickwork, and light to ceiling.

## **ENTRANCE HALL**

Main entrance hall comprises, uPVC door to entry, feature side aspect uPVC window, tiled flooring, white fronted wooden wall panelling to the lower walls, radiator, access to ground floor WC, stairs to first floor, opening to lounge and kitchen, and light to ceiling.

## **WC**

To the under stairs comprising, tiled flooring, radiator, vanity hand basin with single door to storage, low flush toilet, and light to ceiling.

## **LOUNGE**

Situated to the rear aspect comprising, carpet flooring, freestanding electric stove burner to tiled hearth and wooden mantle, radiator, rear aspect uPVC windows, internal double doors opening into dining room, and light to ceiling.

## **KITCHEN**

Well proportioned kitchen accessible via the dining area and entrance hall, exiting to the side elevation, comprising, cream fronted soft close wall and base units, laminated worktop surround to the base units, four ring gas integral counter top burner, integral electric oven and grill, laminated marble effect breakfast bar area, stainless steel deep sink and drainer, under counter mains and plumbing for white goods, vinyl tile effect flooring, modern black gloss tiling to the surround, larder storage, side aspect uPVC door, front aspect uPVC window, and light to ceiling.

## **DINING ROOM**

In current use as a fifth bedroom, the dining area comprises, tiled flooring, radiator, light to ceiling, and exits to the lounge, kitchen and conservatory.

## **CONSERVATORY**

Large rear aspect conservatory, comprising, oak effect laminate flooring, uPVC surround and door exiting to the rear garden, PVC ceiling panels, and light to ceiling.

## **FIRST FLOOR**

Stairs to first floor feature wooden balustrades and additional hand rail, with carpet flooring. To the first floor landing vinyl flooring, light to ceiling, and loft access features partial boarding, pull down ladders, light, and insulation.

## **MASTER BEDROOM**

Double bedroom comprising, laminate flooring, radiator, front aspect uPVC window, light to ceiling, and integral six door wardrobe with twin door mirror front.

## **EN-SUITE SHOWER ROOM**

En-suite shower room comprises, combination wood effect back to wall vanity and concealed waste hand basin, with two door storage cupboards and open shelving, side aspect uPVC obscure glazed window, chrome towel radiator, tiling to the lower walls, mains shaving point, extractor unit, light to ceiling, shower enclosure featuring, mains shower unit, and mermaid board to the surrounding walls.

## **BEDROOM TWO**

Double bedroom comprising, laminate flooring, radiator, font aspect uPVC window, integral storage, and light to ceiling.

### **BEDROOM THREE**

Single bedroom comprising, carpet flooring, radiator, rear aspect uPVC window, and light to ceiling.

### **BEDROOM FOUR**

Single bedroom comprising, carpet flooring, radiator, rear aspect uPVC window, and light to ceiling.

### **SHOWER ROOM**

Well proportioned shower room comprising, combination concealed waste vanity, back to wall low flush toilet, oak wood fronted unit with base storage, rear aspect obscure glazed window, large walk in mains shower features sliding door access and mermaid board to the surrounding walls. Chrome towel radiator, extractor unit, and light to ceiling.

### **EXTERNAL**

#### **Garage**

Integral garage features, electric roll top door access, gas combi boiler is located, and light to ceiling.

#### **Front Elevation**

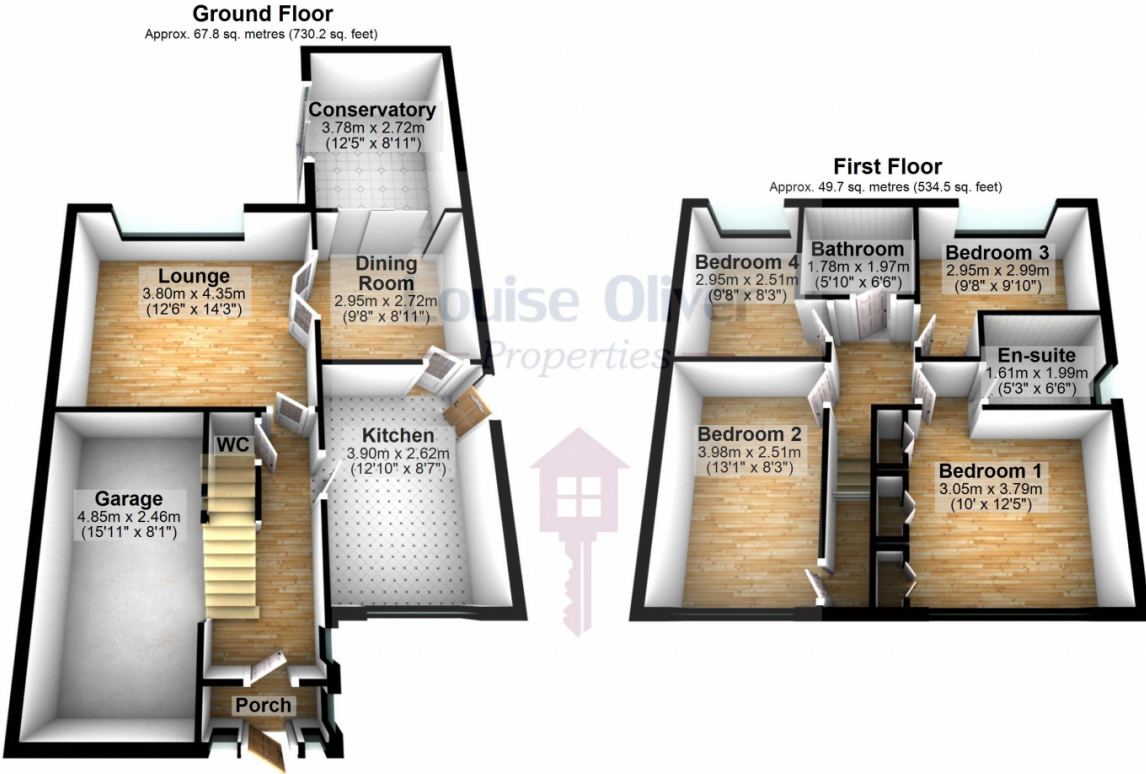
Large low maintenance paved driveway to the front elevation with ample off road parking space for multiple vehicles, and ease of access to the garage, with gated access to both side aspects leading to the rear garden.

#### **Rear Elevation**

Low maintenance private south facing rear garden comprises, block paved patio, fully fenced perimeter, shingle feature, single shed, and well established landscaped brick surround bedding.

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Total area: approx. 117.5 sq. metres (1264.7 sq. feet)  
25 Orchid Rise, Scunthorpe



Energy Efficiency scale: A, B, C, D, E, F, G. **EPC**  
Coming soon

