

Keith Clough

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EPWORTH
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33 West End Road

EPWORTH, DN9 1LA

Price Guide: £799,999

Now Reduced to: £775,000



32-38 HIGH STREET, EPWORTH, DONCASTER DN9 1EP
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33 West End Road, Epworth, DN9 1LA

A substantial five-bedroom family home accessed via a private driveway. This property is a hidden gem and stands in approximately one acre of land with wonderful open views. Boasting sizeable living accommodation and a self-contained annex that can be incorporated in to the main residence or used as a separate holiday let. Comprising of an entrance hallway, living room, sunroom, dining/ kitchen, utility and cloakroom to the ground floor. Five bedrooms and five bathrooms to the first and second floors. Ground source heat pump and underfloor heating throughout. Mature well stocked gardens, vegetable patch and patio area. Ample parking for several vehicles, caravan and horsebox and integrated double garage A range of wooden storage units. Viewing is essential.

ACCOMMODATION:

GROUND FLOOR:

RECEPTION HALLWAY: Side facing entrance door leads into the reception hallway. Tiled floor. Staircase leading to first floor landing and bedrooms. Under floor heating.



LIVING ROOM: 21' 8" x 18' 10" (6.612m x 5.749m) Side facing window and By-folding French doors giving access to garden and patio area. Inglenook fireplace. Television point. Half glass panelled double doors and steps down into the sunroom. Under floor heating.



SUN ROOM: 17' 1" x 11' 4" (5.213m x 3.455m) Triple aspect windows and rear facing French doors leading to stone patio and extensive gardens. Television point. Tiled floor. Under floor heating.



DINING KITCHEN: 18' 10" x 18' 7" (5.763m x 5.668m) Dual aspect windows and side facing French doors giving access to the patio and garden. An extensive range of wall and base units with drawers. Worktop incorporating a one and a half bowl single drainer sink with mixer tap. Tiled splash backs. Breakfast bar. Induction hob with chrome extractor fan above. Built in oven and separate microwave. Integrated dish washer. Tiled floor. Personal door into double garage. Under floor heating.



INNER LOBBY: Rear facing entrance door. Tiled floor. Under floor heating.

UTILITY: 8' 6" x 8' 2" (2.607m x 2.513m) Side facing window? Fitted base cupboards. Worktop with provisions under for white goods. Tiled floor. Ground source heat pump.

CLOAKROOM: Side facing window. Pedestal wash basin and low-level WC. Tiled splash backs. Tiled floor. Under floor heating. Boiler for the ground source heating system.

FIRST FLOOR LANDING: Spacious landing area with dual aspect windows. Built in floor to ceiling storage.

BEDROOM 1: 18' 8" x 18' 7" (5.713m x 5.674m) Window. Television point. Walk in wardrobe with ample hanging space and storage. Under floor heating.



ENSUITE: 7' 7" x 6' 6" (2.325m x 1.999m) Window. Corner shower cubicle and vanity sink unit with shelves and display top incorporating a low-level WC. Under floor heating.

BEDROOM 2: 13' 10" x 13' 4" (4.220m x 4.075m) Window. Television point. Under floor heating.

ENSUITE: Window. Shower cubicle. Vanity sink unit with display top and cupboards under incorporating a low-level WC. Tiled splash backs. Tiled floor.



FAMILY BATHROOM: 11' 4" x 5' 11" (3.455m x 1.817m) Window. Fitted suite comprising of an extensive vanity sink unit with display top and cupboards under incorporating a low-level WC. Wall mounted vanity mirror with additional storage cupboards and panelled bath with central taps. Tiled floor and partially tiled walls.



SECOND FLOOR LANDING: Velux windows. Under eaves storage.

BEDROOM 3: 15' 3" x 11' 7" (4.660m x 3.538m) Window and Velux both with open views over farmland. Built in wardrobe. Television point.



BEDROOM 4: 17' 10" x 11' 8" (5.459m x 3.561m) Velux window with views over farmland. Built in wardrobes and display shelving. Television point.



SHOWER ROOM: Vanity sink unit with display top and shelving. Shower cubicle. Tiled floor.



BEDROOM 5:18' 8" x 10' 1" (5.698m x 3.084m) Window. Television point. This room can be used as part of the main residence or incorporated as part of the self-contained annexe.

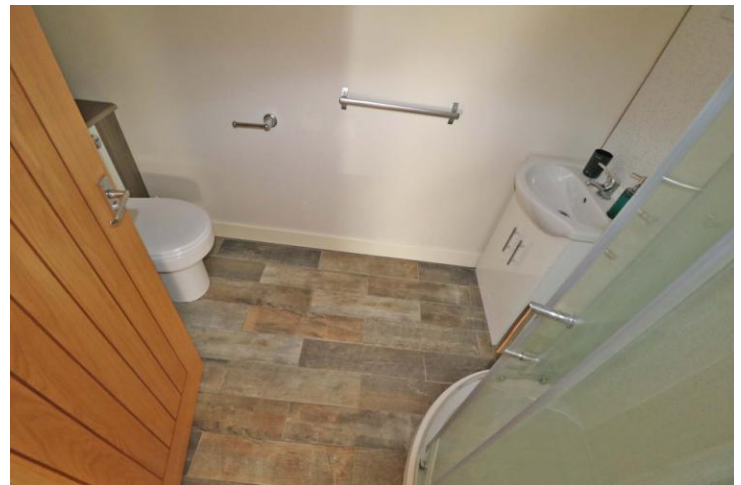
SELF CONTAINED ANNEXE: Separate Upvc entrance door. Staircase leading up to the annexe. A range of Velux windows. Fitted wall and base units with drawers. Worktop incorporating a stainless-steel single bowl drainer sink with mixer tap. Induction hob with extractor fan over. Built in oven. Provisions for dishwasher and fridge. Wooden floor. Under eaves storage. Television and telephone points.



UTILITY: Fitted base and wall cupboards. Worktop with provisions under for washing machine and tumble dryer. Tiled floor.



SHOWER ROOM: 8' 4" x 4' 10" (2.556m x 1.483m) Vanity sink unit with display top and storage drawers incorporating a low-level WC. Shower cubicle. Tiled floor.



OUTSIDE: A private driveway offers parking for several vehicles extending to the rear with additional parking for a caravan, horsebox etc. There is a raised patio around the property and steps down to a lawned garden and flower beds. The extensive lawned area boasts well stocked flowers and plants and a range of trees that form the boundary. Vegetable patch. Wooden shed/storage. External tap and lights.

note: appliances such as radiators, heaters, boilers, fixtures and utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantees can be given that they are suitable or in working order. We cannot guarantee that buildings regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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