

Keith Clough

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13A Eastoft Road, Crowle, DN17 4LP

Price Guide: £499,950

Now Reduced To Offers Over: £450,000



32-38 HIGH STREET, EPWORTH, DONCASTER DN9 1EP
TEL: 01427 873236 FAX: 01427 872131
Email: enquires@keithclough.co.uk www.keithclough.co.uk



13A Eastoft Road, Crowle, DN17 4LP

This wonderful bungalow sits on approx 1/3 of an acre plot set back off Eastoft Road. The property offers so many high specification features throughout. Briefly comprises an entrance hall way, lounge, kitchen/breakfast room, dining room, rear lobby, utility room, principal bedroom with ensuite, three further bedrooms, family bathroom. This impressive property has so many features all the way through and includes an immaculate contemporary open plan kitchen. There is a garage with power and water supply and remote up and over door. A gym and WC. There is also a log store. The property also includes solar panels which provides a good yearly revenue! Crowle is good for local amenities and also motor way network. Viewing is a must to appreciate this splendid property all set in its own private grounds! Contact agents to arrange a viewing!

ENTRANCE PORCH: Upvc double glazed entrance door with side screens leading into the porch with stone walls. Tiled floor. Upvc glass door and side screens leading into the reception hallway.

L-SHAPED HALLWAY: A very spacious hallway with laminate flooring and loft access. Ceiling lights. Built in storage. Radiator.



LOUNGE: 20' 1" x 10' 9" (6.136m x 3.283m) Double aspect windows. Cast iron log burner with tiled hearth and beam mantel. Radiators. Television points.



BREAKFAST KITCHEN: 20' 2" x 15' 7" (6.149m x 4.752m)

Double aspect windows. Extensively fitted base and wall units, drawers and larder storage. Granite style worktops incorporating a Belfast sink with mixer taps. Provision for fridge freezer with storage to side and above. Double oven range with extractor fan. Built in microwave and dishwasher. Window seat with storage cupboard under. Television point. Radiator. Central Island with breakfast bar with drawers and cupboards. Tiled floor which continues through double doors into the dining room.



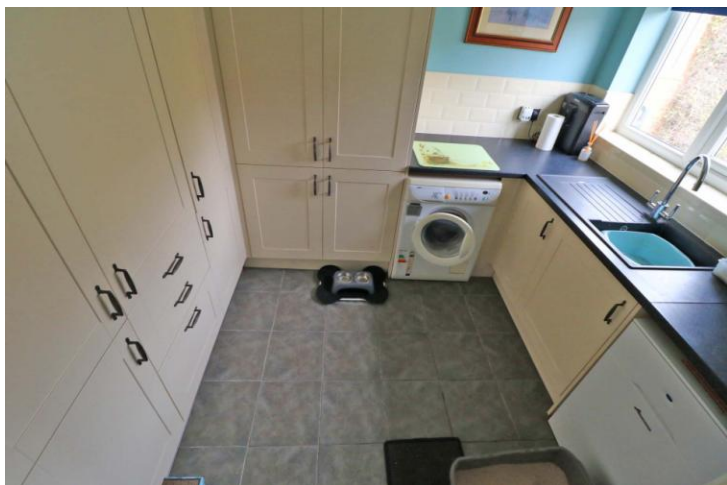
DINING ROOM: 16' 1" x 9' 9" (4.903m x 2.974m) Triple aspect windows over- looking gardens. Tiled floor. Radiator.



BEDROOM 2: 13' 5" x 10' 10" (4.111m x 3.308m) Front facing window. One wall of built in wardrobes with high level cupboards above. Vanity sink unit with display top and storage cupboards under. tiled splash backs. Radiator.



UTILITY ROOM: 7' 11" x 7' 10" (2.422m x 2.402m) Rear facing window. Worktop incorporating a single bowl drainer sink with mixer tap. Continuation of base and larder storage units with drawers from kitchen. Worcester Boiler and provision for washing machine. Tiled splash backs and tiled floor.



FAMILY BATHROOM: 9' 9" x 9' 7" (2.993m x 2.946m) Rear facing window. Fitted suite comprising of a low level WC, floating hand basin, panelled bath with central tap and hand shower. Walk in shower with rain shower. Fully tiled walls and floor. Heated towel rail.



BEDROOM 1: 10' 11" x 10' 0" (3.330m x 3.070m) Front facing window. Built in floor to ceiling wardrobes. Radiator.



INNER HALLWAY: Side facing windows. Radiator.

BEDROOM 3: 14' 9" x 12' 0" (4.518m x 3.658m) Side facing window looking over patio. Extensive fitted wardrobe with overhead storage and matching bedside drawers. Additional high drawer dressing table and corner display. Television point. Radiator.



ENSUITE: 12' 3" x 6' 0" (3.742m x 1.835m) Newly commissioned shower room with vanity sink unit with display top, cupboard and drawers and vanity mirror above, low level WC and double shower cubicle. Fitted storage cupboards with drawers. Tiled floor. Ceiling spotlights. Radiator.



BEDROOM 4: 14' 7" x 9' 10" (4.467m x 3.018m) Side facing window. Radiator.



LIVING ROOM: 17' 11" x 13' 2" (5.474m x 4.031m) Side facing patio door. One wall of exposed brickwork. Inglenook fireplace with multipurpose cast iron stove with tiled hearth and feature beam. Television point. Radiator.



OUTSIDE: The bungalow is set back off Eastoft Road on a private driveway shared by three bungalows all set in stunning private grounds of approximately 1/3 of an acre. The property boasts a mainly lawned garden with established shrubs and trees. The driveway leads to the front of the property and then to the garage offering parking space for numerous vehicles. Pathway to summerhouse To the rear of the property there is a patio and covered veranda. The extensive private rear garden includes a terrace area with planted beds to the front and side of the bungalow and also a vegetable patch with garden out buildings. There is a paved courtyard with raised planted beds and pathway that leads to the garage at the side of the property and driveway. Outside water taps.



GARAGE: 19' 8" x 10' 10" (6.000m x 3.32m) Brick built with tiled roof. Electric, lights and water. Remotely operated up and over garage door. Side Upvc door. Additional door leading into gym.

LOG STORE: Attached to the rear of the garage.

GYM: 12' 5" x 10' 9" (3.81m x 3.30m) Side facing Upvc glazed window. Stone flagged floor. Door leading to WC.

WC: 4' 7" x 3' 8" (1.40m x 1.12m) Side facing Upvc double glazed window. WC and wash hand basin.

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			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		





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