

# Keith Clough

THE ESTATE AGENTS  
EPWORTH  
[www.keithclough.co.uk](http://www.keithclough.co.uk)



Fern Villa, Albion Hill, Epworth, DN9 1HD

Price Guide: £525,000



32-38 HIGH STREET, EPWORTH, DONCASTER DN9 1EP  
TEL: 01427 873236 FAX: 01427 872131  
Email: [enquires@keithclough.co.uk](mailto:enquires@keithclough.co.uk) [www.keithclough.co.uk](http://www.keithclough.co.uk)





# Fern Villa, Albion Hill, Epworth, DN9 1HD

A very rare opportunity to acquire a five bedroom family home located in the heart of Epworth. This home sits on a detached plot with secluded mature garden all within walking distance to the centre of Epworth. The property briefly comprises reception hallway, cloakroom, living room, dining room, utility room, day sitting room, dining kitchen, breakfast sunroom, five bedrooms, three of which have ensembles. The property is full of charming features throughout all finished to a high standard. The kitchen is full of character and offers so much living space with its open plan design. The well-established private garden is packed with an abundance of flowers, trees and borders. Viewing is a must to appreciate this wonderful character home with its charming features. Epworth offers several local amenities to include shops, dentist, doctors, schools and restaurants. Contact Agents to arrange a viewing!

**RECEPTION HALLWAY:** Ceiling coricing. Wooden floor. Radiator. Archway with step down into lobby area. Staircase leading to first floor bedrooms. Steps down leading into the cloakroom.



**CLOAKROOM:** WC and hand basin with tiled splash back. Rear facing window. Tiled floor. Built in storage.



**LIVING ROOM: 16' 4" x 14' 9" (4.995m x 4.509m)** Bay into recess: Front facing bay window. Arched recess with display shelving. Living flame gas fire with cast iron insert, tiled hearth and decorative wooden fire place surround. Wooden floor. Television point. Ceiling coricing. Radiator. Wooden by folding doors and step down into the dining room.



**DINING ROOM: 15' 8" x 15' 0" (4.783m x 4.593m)** Rear facing half glass panelled French doors to the garden. Brick inglenook style fireplace with open grate, stone hearth and beamed mantel. Built in floor to ceiling cupboards. Additional display/book shelves. Wooden floor. Radiator. Personal door leading into the utility.



**UTILITY ROOM: 14' 4" x 8' 7" (4.386m x 2.640m)** Front facing window. Rear and side entrance doors. Fitted base and wall cupboards. Worktop with provisions under for washing machine. Tiled splash backs. Belfast sink. Built in additional storage cupboard. Tiled floor.



**DAY/ SITTING ROOM: 17' 0" x 14' 9" (5.197m x 4.508m) into bay window:** Front facing bay window and side facing window. Living flame gas fire with cast iron insert, tiled hearth and decorative wooden fireplace surround. Arched recess with built in base cupboards and display top. Television point. Radiator. Wooden floor. Open plan with step down into the dining kitchen.



Rear facing and side French doors to the garden. Exposed brickwork. Pine wooden ceiling with A-frames. Wooden floor. Radiator.



**FIRST FLOOR LANDING:** Rear facing arched window. High ceiling cornice and feature archway.



**DINING KITCHEN: 14' 9" x 12' 3" (4.510m x 3.747m)** Side facing window. Fitted base units with drawers. Beech worktop incorporating a one and half porcelain sink with single drainer, mixer tap and tiled splash back. Five oven AGA. Additional free standing cooker. Provision for dishwasher and fridge freezer. Fitted floor to ceiling storage dresser. Wooden floor extending through to the breakfast/sunroom.



**BEDROOM 1:** Double shower cubicle with rain shower head. Tiled walls. Heated towel rail. Archway leading to sleeping area.

**SLEEPING AREA: 13' 10" x 11' 2" (4.219m x 3.427m)** Rear facing window. Built in floor to ceiling wardrobes and additional high level storage cupboard. Loft access. Radiator. Archway into the ensuite.



**BREAKFAST SUNROOM: 12' 8" x 10' 9" (3.886m x 3.300m)**



**ENSUITE: 8' 11" x 7' 2" (2.741m x 2.202m)** Side facing window. Low level WC. Vanity sink unit with display shelves, cupboards and splashback. Vanity mirror with cupboard above with lights. Shaving point. Wooden floor and archway into mirrored bath area with clawfoot bath. Heated towel rail.



**BEDROOM 2: 15' 0" x 12' 3" (4.583m x 3.759m)** at widest point Rear facing window. Radiator.

**ENSUITE:** Pedestal sink unit with mirrored vanity cabinet above. Low level WC and bath. Ample display shelving. Wooden floor. Heated towel rail.



**BEDROOM 3: 11' 3" x 10' 11" (3.451m x 3.351m)** Front facing bay window and additional side facing window. Radiator.



**SHOWER ROOM:** Low level WC and pedestal hand basin with vanity mirror above. Shower cubicle. Display shelving. Heated towel rail. Wooden floor.

**BEDROOM 4: 16' 7" x 13' 5" (5.077m x 4.095m)** into bay at widest point. Front facing bay window. Built in wardrobes. Radiator.



**BEDROOM 5: 9' 10" x 7' 5" (3.022m x 2.277m)** Front facing window. Radiator.

**OUTSIDE:** To the front of the property there is a small single gate that takes you through to the pathway that leads to the front door. Either side of the path is a grassed garden area with borders. To the side a large wooden gates open onto the driveway offering parking for several vehicles. At the rear there is a lovely private patio area with a porch over. The garden is full of mature trees and shrubs. There is a brick built outbuilding with personal door and windows suitable for 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			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   C
55-68	D		
39-54	E	50   E	
21-38	F		
1-20	G		









32-38 HIGH STREET, EPWORTH, DONCASTER DN9 1EP  
TEL: 01427 873236 FAX: 01427 872131  
Email: [enquires@keithclough.co.uk](mailto:enquires@keithclough.co.uk) [www.keithclough.co.uk](http://www.keithclough.co.uk)