

Keith Clough

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The Paddock, Upperthorpe Road
Westwoodside, DN9 2AQ

Price Guide: £495,000

Now Reduced to : £450,000



32-38 HIGH STREET, EPWORTH, DONCASTER DN9 1EP
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The Paddock, Uppertorpe Road, Westwoodside, DN9 2AQ

Standing in approximately three acres and boasting panoramic views over open countryside this property must be viewed to appreciate the location on offer. Situated on Uppertorpe in Westwoodside and within access to all local amenities and neighbouring towns and villages. Comprising of a reception hall way, living room, dining room, snug/bedroom3, breakfast kitchen, utility, two further bedrooms, two bathrooms and separate WC. Driveway with ample parking for several vehicles, caravan, horsebox etc! Detached double garage. Lawned rear garden with patio area and access into the paddock with a concrete constructed two stable block, tack room, hay store and lights. Upvc double glazed throughout. Gas fired central heating. Contact agents for viewings.

RECEPTION HALLWAY: Front facing entrance door and side facing window. Built in storage cupboards. Double glass panelled doors into the living room. Radiator.



LIVING ROOM: 19' 11" x 13' 10" (6.081m x 4.226m)
Front facing bow window and additional side facing window. Living flame gas fire with marble inset and hearth and mahogany fireplace surround. Television points. Radiators.



DINING ROOM: 17' 7" x 10' 1" (5.374m x 3.076m) Rear facing French doors that open on to decked area and garden with panoramic open views.



SNUG/BEDROOM 3: 14' 1" x 6' 5" (4.315m x 1.972m)
Rear facing window with views over the garden. Personal door into a WC. Radiator.

BREAKFAST KITCHEN: 11' 6" x 11' 2" (3.517m x 3.427m)
Rear facing window with panoramic open views. Side facing entrance door. A range of fitted base and wall units, glass fronted cupboards and larder storage. Corner display shelving. Worktop incorporating a single bowl drainer sink with mixer tap. Tiled splash backs. Four ring gas hob with extractor fan over. Built in oven. Breakfast bar with exposed brick work and wine rack. Ceiling spotlights. Radiator.



UTILITY: 10' 8" x 4' 8" (3.266m x 1.437m) Side facing window. Fitted base units incorporating a stainless steel single bowl drainer sink. Tiled splash backs. Provisions for white goods. High level cupboards. Baxi boiler. Radiator.



BEDROOM 1: 12' 11" x 10' 10" (3.948m x 3.304m) Front and side facing windows. An extensive range of fitted wardrobes and display shelving. Radiator.



MAIN BATHROOM: 10' 10" x 7' 8" (3.304m x 2.337m) Side facing window. Fitted suite comprising of a low level WC, vanity sink unit with cupboards and drawers under and vanity mirror above, tiled splash backs, bath with central mixer tap and hand shower attachment. Heated towel rail and additional radiator. Personal door into the reception hallway.



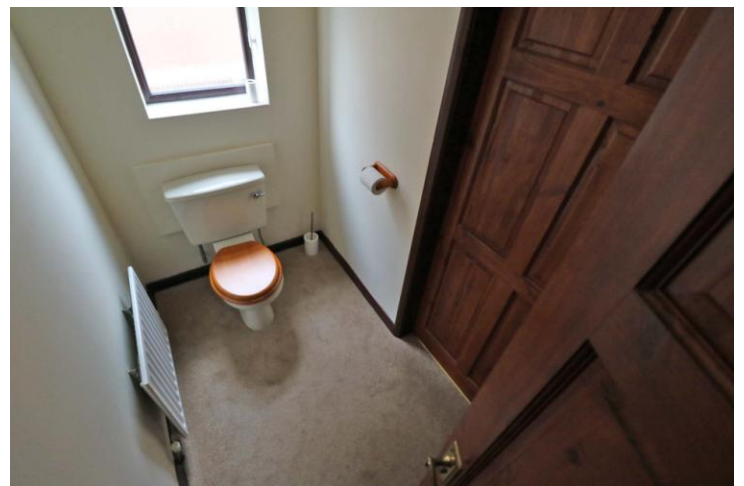
BEDROOM 2: 10' 10" x 7' 7" (3.304m x 2.334m) Side facing window. Radiator.



BATHROOM: 9' 0" x 6' 9" (2.768m x 2.078m) Side facing window. Fitted suite comprising of a pedestal wash basin, panelled bath and shower cubicle. Tiled splash backs. Vanity lights and shaving point. Radiator.



SEPERATE WC: Side facing window. Low level WC and pedestal wash basin. Tiled splash backs. Radiator.



OUTSIDE: To the front a walled boundary with double iron gates that open onto a driveway with ample parking for several vehicles. Mature shrubs and trees. The driveway extends to the side, and the rear of the property offering additional parking and access to a detached brick double garage with electric door and personal door. To the rear is a split lawned garden with paved patio area and a range of mature shrubs and plants. A gateway leads into the paddock area with concrete constructed block of two stables, tack room, hay store 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 building 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		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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