

Keith Clough

THE ESTATE AGENTS
EPWORTH
www.keithclough.co.uk



2 Belgrave Close, Belton, DN9 1QS

Price Guide: £475,000
£445,000 FOR A LIMITED PERIOD.



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



2 Belgrave Close, Belton, DN9 1QS

DETACHED BUNGALOW WITH ANNEXE

A wonderful opportunity to create a family home in a splendid location set in stunning private grounds. This 4 bedroom bungalow with annexe has so much to offer to include entrance hall, living room, four bedrooms two of which have their own ensuite, dining kitchen, family bathroom and two patio areas! Belton is well placed for access local amenities to include doctors, schools, shops and motorway networks. The accommodation is presented to a very good standard. The well cared for gardens are full of character and an abundance of well established shrubs and trees. With two wonderful patio areas, one of which is brick block paved area surrounded by a wooden fence and brick high boundary offering privacy. A viewing is a must to appreciate what this property has to offer. Contact Agents to arrange a viewing!

RECEPTION HALLWAY: Front facing entrance door. Wooden floor. Ceiling spotlights. Radiator.



LIVING ROOM: 19' 2" x 15' 0" (5.845m x 4.581m) Front facing bow window. One wall of built in base cupboards and display recess. Ceiling spotlights. Wooden floor. Radiator. Television point.



BEDROOM 1: 13' 5" x 11' 4" (4.106m x 3.465m) Front facing window. Wooden floor. Radiator. Television point.



ENSUITE: Side facing window. Fitted suite comprising of a vanity sink unit with mirrored unit above, low level WC and shower cubicle. Tiled walls and floor. Heated towel rail. Ceiling spotlights.



BEDROOM 2: 13' 6" x 9' 4" (4.139m x 2.852m) Side facing window. Television point. Wooden floor. Radiator. Ceiling spotlights.



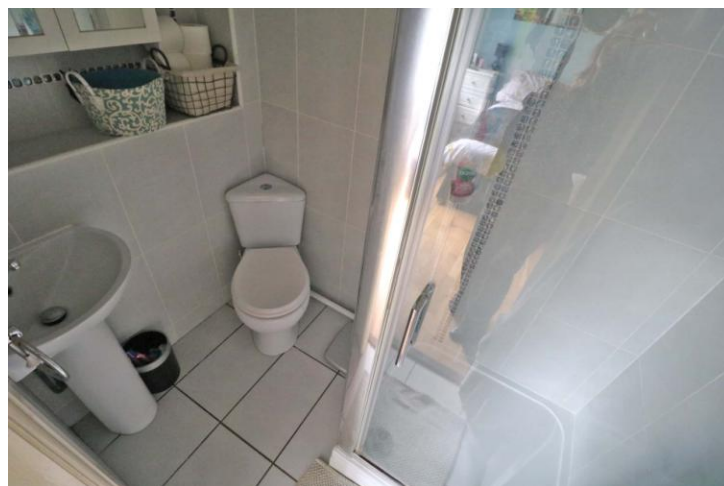
DINING KITCHEN: 21' 11" x 20' 8" (6.684m x 6.306m) L-shaped living kitchen with rear and side facing windows. Side facing entrance door and rear facing French doors leading to the garden. Extensively fitted white gloss wall and base units with drawers and larder cupboards. Worktops incorporating a stainless steel one and half bowl single drainer sink with mixer tap. Integrated fridge, freezer and dishwasher. High level glass fronted cupboards. Range Master six gas ring double oven with extractor fan above. Wine fridge. Tiled floor and walls. Ceiling spotlights. Radiator. Loft access.



BEDROOM 3: 11' 7" x 10' 0" (3.549m x 3.052m) Rear facing window. Wooden floor. Television point. Ceiling spotlights. Radiator.



ENSUITE: Fitted suite comprising of a low level WC, pedestal wash basin and shower cubicle. Ceiling spot lights. Tiled walls and floor. Heated towel rail.



BATHROOM: 8' 7" x 6' 3" (2.634m x 1.920m) Side facing window. Fitted suite comprising of a low level WC, pedestal wash basin with vanity mirror above, p-shaped bath with hand shower attachment and rain shower over. Wall cupboard. Tiled walls and floor. Ceiling spotlights. Heated towel rail.



BEDROOM 4 / STUDY: 12' 3" x 8' 7" (3.749m x 2.619m) Rear facing French door. Wooden floor. Ceiling spotlights. Television point. Radiator. Loft access.

ANNEXE: 17' 4" x 15' 6" (5.296m x 4.743m) Triple aspect windows. Side entrance door. Laminate flooring. Electric heaters. Television point. Ceiling spotlights.



WALK-IN STORAGE / SHOWER ROOM Tiled room that could potentially be converted to a shower room with pipe work already in place. Ceiling spotlights.

OUTSIDE: To the rear of the property there is a lawned garden and patio with a raised seating area all enclosed by a wooden fenced boundary. The garden is set in private grounds with mature shrubs.

SIDE PATIO: There is a brick block paved area with wooden fence and high brick boundary wall with wooden gates to the front. External lights and outside tap.



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		85 B
69-80	C	73 C	
55-68	D		
39-54	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 www.keithclough.co.uk