



2 The Poplars, Epworth, DN9 1FF

• Keith Clough Estate Agents are delighted to offer this wonderful property located in the highly popular market town of Epworth. The property is spread over three floors to offering ample accommodation. Briefly comprising of an entrance hallway, cloakroom, living room, sitting room, kitchen/diner, utility room to the ground floor. First floor with four bedrooms one having ensuite facility and family bathroom. Second floor with further bedroom and office the interior boasts modern fixtures and fittings finished to a high standard creating a wonderful family home. There is off road parking to the front and lawned garden with established shrubs. The driveway leads to a single attached garage. To the rear of the property there is a wonderful garden with patio ideal for entertaining all enclosed by a wooden fence boundary. UPVC double glazed units. Gas fired central heating. No chain!

Contact Agents to arrange a viewing! •

- Executive 5-bedroom family home - Bedroom 1 with en-suite bathroom - Separate living & sitting room - Living over three floors - Kitchen diner - Quiet cul-de-sac location - Lots of local amenities & good motorway access •

Price Region: £395,000

Now Reduced To: £380,000

DETACHED HOUSE:

ENTRANCE PORCH: Front facing entrance door gives access into the porch with side facing window. Tiled flooring. Fitted storage cupboard.

RECEPTION HALLWAY: Internal door gives access into the reception hallway with stairs to the first-floor landing. Understairs storage. Wooden flooring. Radiator.

CLOAKROOM: Low level WC and black circular wash basin with storage cabinets beneath and tiled splash back. Granite tiled flooring.

LIVING ROOM: 12' 9" x 18' 7" (3.89m x 5.68m) Front facing bay window. Feature brick-built fireplace with log burning stove and large wooden mantle. Television point. Radiator.



SITTING ROOM: 15' 6" x 8' 8" (4.74m x 2.66m) Rear facing French doors. Radiator.

KITCHEN/DINER: 15' 7" x 9' 6" (4.75m x 2.90m) Rear facing window. A range of high gloss wall and base units with drawers. Worktop incorporating a one and a half bowl single drainer sink with mixer tap. Integrated dishwasher and fridge/freezer. Built in electric fan assisted oven and grill and electric hob with extractor fan above. Tiled floor. Radiator.



UTILITY ROOM: 7' 11" x 6' 5" (2.43m x 1.96m) Rear facing stable style door. Selection of high gloss base units with splashbacks. Worktop incorporating a single bowl drainer sink with mixer tap. Provisions for washing machine and tumble dryer. Tiled floor. Radiator.

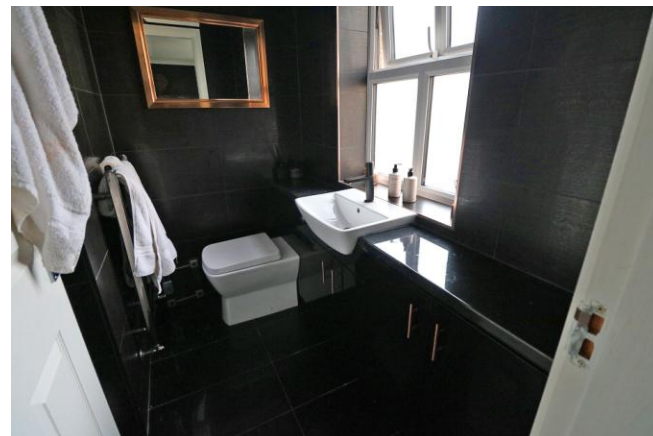


FIRST FLOOR LANDING: Loft access. Staircase leading to second floor.

BEDROOM 1: 18' 6" x 13' 8" (5.65m x 4.18m) Front facing windows. Radiator.



ENSUITE: Front facing window. Fitted suite comprising of a low-level WC and vanity sink unit with storage and walk in fully tiled shower with rainfall shower and handheld shower. Chrome towel heater. Granite tiled floor.



BEDROOM 2: 20' 9" x 8' 2" (6.34m x 2.51m) Front and rear facing windows. Fitted wardrobes. Loft access. Radiator.



BEDROOM 3: 14' 9" x 8' 7" (4.5m x 2.64m) Rear facing window. Radiator.

BEDROOM 4: 11' 5" x 9' 7" (3.48m x 2.93m) Rear facing window. Airing cupboard. Radiator.

FAMILY BATHROOM: 8' 3" x 6' 3" (2.52m x 1.92m) Ceiling spotlights. Rear facing window. Fitted suite comprising of a low-level WC and wall mounted vanity sink unit with storage, panelled bath with hand shower attachment and double walk-in shower with rainfall and handheld shower. Fully tiled walls and floor. Heated towel rail.

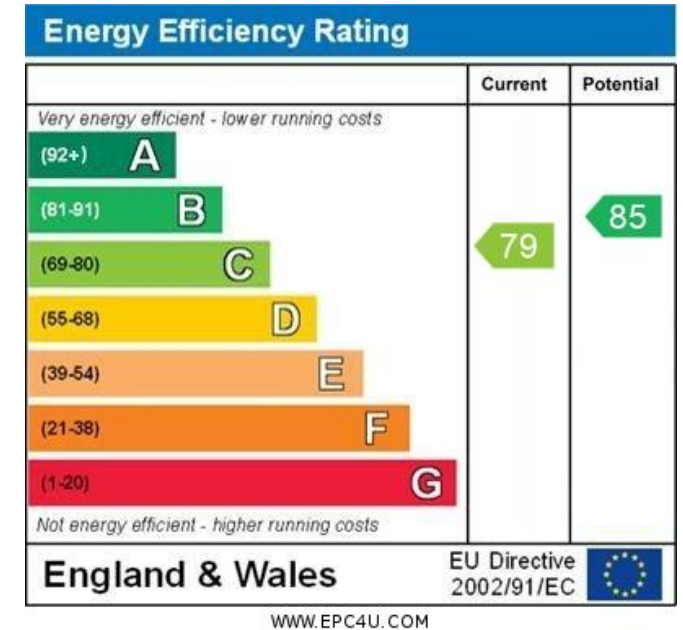


SECOND FLOOR LANDING:

BEDROOM 5: 14' 8" x 11' 8" (4.48m x 3.56m) Rear facing window and Velux window. Fitted wardrobe.

BEDROOM/OFFICE: 11' 8" x 10' 5" (3.58m x 3.19m) Velux window and window facing front aspect. Fitted storage cupboard.

OUTSIDE: To the front there is a block paved driveway and access to an integral single garage with electric roller shutter doors and rear personal door. The garden is lawned with mature shrubs. The rear garden is lawned with a patio area and raised decking all enclosed by a wooden fence boundary. External tap and lights.



SERVICES: Mains water, electricity, drainage, and gas

LOCAL AUTHORITY:

COUNCIL TAX: Band: E

TENURE: Freehold assumed

VIEWING: Strictly by appointment with Keith Clough Estate Agents – 01427 873236