

Keith Clough

THE ESTATE AGENTS
EPWORTH
www.keithclough.co.uk



12a Swallow Court, Epworth, DN9 1EB

Price Guide: £425,000



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



12a Swallow Court, Epworth, DN9 1EB

THE PROPERTY: This detached house is immaculately presented and is a credit to its current owners. Situated on a corner plot in a quiet cul-de-sac in the historic market town of Epworth this family home offers ample living accommodation and must be viewed. Within walking distance to all local amenities and easily accessible to the M180 motorway network. Comprising of a reception hallway, office/dining room, living room, living/dining/kitchen, utility, and cloakroom to the ground floor. Bedroom with ensuite facilities, three further bedrooms and bathroom to the first floor. Driveway with ample parking and detached double garage. Lawned rear garden and patio areas. Upvc double glazed. Gas fired central heating. Contact agents for viewings.

RECEPTION HALLWAY: Front facing entrance door with glass side screens. Wooden floor. Staircase leading to the first-floor landing, and bedrooms. Under stairs storage cupboard. Radiator.

LIVING ROOM: 6' 3" x 13' 7" (4.973m x 4.161m) Front facing bay window. Wooden floor. Living flame gas fire with marble effect inset and hearth and wooden fireplace surround. Television point. Radiator. Glass double doors leading into the kitchen.



DINING ROOM/ OFFICE: 12' 6" x 9' 2" (3.825m x 2.795m) Front facing window. Wooden floor. Radiator.

LIVING/ DINING KITCHEN: 25' 6" x 12' 2" (7.791m x 3.725m) Rear facing windows and French doors to patio and garden. Extensive range of fitted base and wall units with drawers. Beech worktop incorporating a one and half bowl single drainer sink with mixer taps. Half tiled walls. Breakfast bar in the kitchen area. Five ring gas Range with double oven and extractor fan above. Provision for white goods. Television point. Ceiling spotlights. Tiled floor. Under floor heating.





BEDROOM 1: 14' 2" x 13' 8" (4.335m x 4.191m) Front facing window. One wall of fitted wardrobes with lights over incorporating high drawers with display shelving and matching bedside drawers. Radiator.



UTILITY ROOM: 9' 5" x 5' 11" (2.887m x 1.811m) Rear facing window and side entrance door. Fitted base cupboard. Worktop incorporating a one and half bowl sink with mixer taps. Tiled splash backs. Provision for washing machine and tumble dryer. Tiled floor. Radiator.

CLOAKROOM: Side facing window. Low level WC and corner vanity sink unit. Radiator.

FIRST FLOOR LANDING With loft access. Built in storage cupboard. Radiator

ENSUITE Front facing window. Vanity sink unit with cupboard under and to the side with display top, low level WC and shower cubicle. Fully tiled walls and floor. Heated towel rail.



BEDROOM 2: 12' 7" x 12' 2" (3.840m x 3.732m) Rear facing window. Radiator.



BEDROOM 3: 12' 5" x 9' 1" (3.803m x 2.788m) Front facing window. Television point. Radiator.



BEDROOM 4: 12' 3" x 11' 6" (3.738m x 3.518m) Rear facing window. Radiator.



BATHROOM: 9' 8" x 8' 7" (2.970m x 2.634m): Rear facing window. Fitted suite comprising of a vanity sink unit with cupboards, display top and additional tall cupboard, vanity mirror with lights over, low level WC and panelled bath with hand shower. Shower cubicle with shower jets. Fully tiled walls and floor. Heated towel rail.



OUTSIDE: To the front there is a brick block paved driveway with ample parking for several vehicles and a detached double garage with up and over door. Access to the rear is via a side wooden gate. The rear garden is lawned with patio areas and mature shrubs and plants and is all enclosed by a wooden fence boundary. External tap and lights.

FLOOR PLAN WILL GO HERE.

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.

%epcGraph_c_1_334%





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