

Keith Clough

THE ESTATE AGENTS
EPWORTH
www.keithclough.co.uk



Colwyn Garth, Cove Road, Westwoodside, DN9 2AY

Price Guide: £650,000



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



Colwyn Garth, Cove Road, Westwoodside, DN9 2AY

Superbly appointed 3 bedroomed detached bungalow modernised to an extremely high specification and is situated in Westwoodside opposite the village duck pond set in impressive grounds extending to well over an acre offering superb open plan family accommodation with plenty of scope to extend. Briefly comprising of hall, dining room, lounge, family area, kitchen, utility, 3 bedrooms one with ensuite, family bathroom and cloakroom. To the front of the property there are electric double wrought iron gates that lead onto a stone driveway with ample parking lawned garden with patio area enclosed by established trees and shrubs creating the boundary. The driveway sweeps to the side offering additional parking and leading to a double garage with workshop and back exit and having two sectional electric doors. The rear garden has an abundance of well-established trees and shrubs with two patio areas, water feature and summer house with light and power. The extensive garden has a greenhouse with raised vegetable beds and there is plenty of scope for a swimming pool, tennis court, or numerous other uses.

RECEPTION DINING: 149' 10" x 37' 3" (45.694m x 11.368m)

Front facing Oak door frosted glass Oak parquet floor. Wall Double doors opening to storage cupboard. Wall lights. Radiator.



DINING AREA: Spacious open plan area. Ceiling spotlights. Radiator. Access through to conservatory. Recess book display with shelving and lights. Access into living room. Continuation Oak flooring.



FAMILY ROOM: 26' 3" x 24' 11" (8.016m x 7.604m) Four windows overlooking the front garden with French doors leading out onto the patio area. Bespoke display cupboard with glass doors, real oak flooring, central tiled back wall and hearth housing a contemporary log burner. Down lights. Television point. Radiators. Floor continuing into Kitchen.



KITCHEN: Bespoke hand painted kitchen with quartz worktops undermount Belfast one and a half sink with Quooker hot water mixer tap. Larder storage. Breakfast cupboard. Breakfast bar with Siemen induction hob and a ceiling extractor. Built in oven and warming drawer. Integrated dishwasher. Fridge freezer with above storage. An abundance of cupboards and drawers incorporating pull out waste. Ceiling down lights



UTILITY ROOM: 11' 5" x 6' 3" (3.496m x 1.911m) Side facing entrance door. Wall and base cupboards. Larder storage. Worktop incorporating a stainless-steel single bowl drainer sink with mixer tap. Tiled splash backs. Provisions for washing machine and tumble dryer. Loft access. Radiator.



LIVING ROOM: 19' 7" x 14' 3" (5.984m x 4.359m) Double aspect windows overlooking garden. Living flame gas fire with marble hearth and marble fireplace surround. Television point. Wall mounted radiator.



BEDROOM 1: 20' 3" x 13' 11" (6.178m x 4.254m) Rear facing window with open views over garden. Side door, giving access to garden. Built in wardrobes. Television point. Down lights. Radiators.



ENSUITE: 9' 5" x 7' 1" (2.884m x 2.182m) Side facing window. Floating vanity sink and with mirror and lights above and drawers below. Low level WC and bidet. Tiled shower cubicle with Rain shower and hand shower. Shaving point. Heated towel rail.



BEDROOM 2: 14' 4" x 11' 9" (4.370m x 3.585m) Rear facing window overlooking garden. Fitted wardrobes. Television point. Radiator.



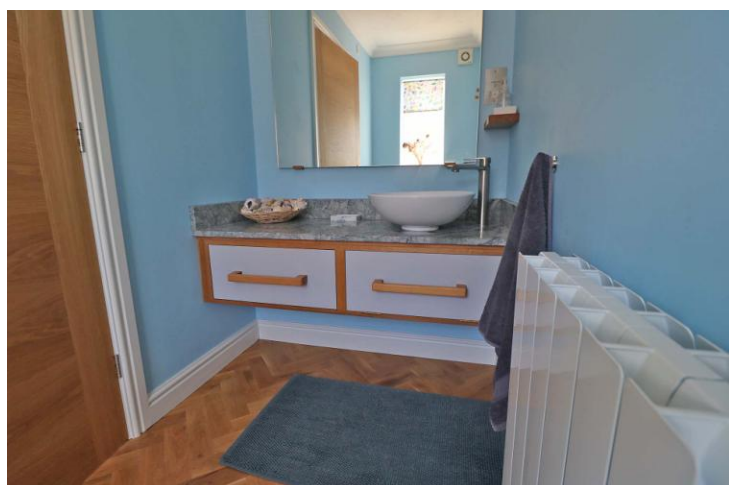
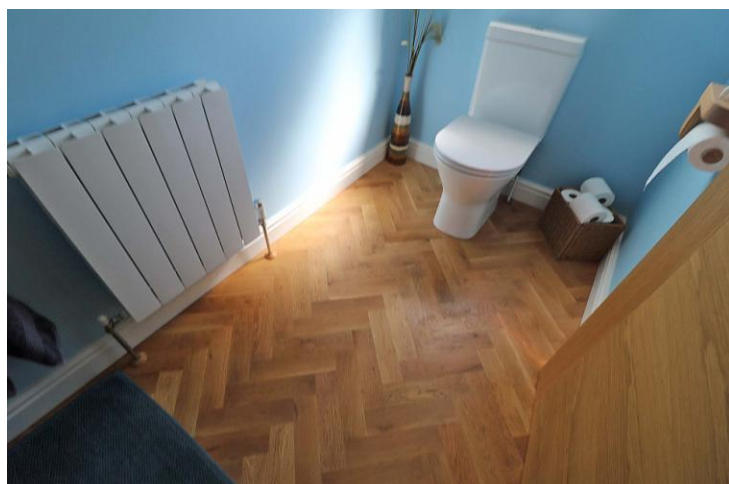
BEDROOM 3 / STUDY / SNUG: Rear facing bifolding doors. One wall fitted shelving. Radiator. Ceiling spotlights.



BATHROOM: 10' 6" x 8' 11" (3.213m x 2.738m) Side facing window. Low level floating WC and bidet. Marble top vanity sink unit with mirror and lights and shelving beneath. Floating storage cupboard. Shaving point. Free standing modern oval bath with modern tap from floor. Double shower cubicle with rain shower. Radiator.



CLOAKROOM: Side facing window. Low level WC, double floating marble top vanity unit with hand basin, display top and drawers beneath. Radiator.



OUTSIDE: To the front of the property there is a lawned garden with wonderful views over the village duck pond. The electric double wrought iron gates open onto a stone driveway with ample parking. The established trees and shrubs to the front create the boundary. Also, an added extra is a delightful patio area overlooking the village duck pond. The driveway then sweeps to the side of the property offering additional parking that leads to the rear garden giving access to a detached double garage with two separate up and over doors with power and lights. In the rear garden there is a large beautifully manicured garden with an abundance of well-established trees and shrubs with several lovely features to include two patio areas, one with a summer house and water feature giving views to the garden. The garden extends to an impressive lawned area which could be used for a variety of uses to include, tennis court, swimming pool and numerous other activities. The gardens are a credit to the owner and viewing is recommended to appreciate this!



GARAGE: 28' 9" x 19' 0" (8.767m x 5.810m) Side facing upvc window side door and two separate up and over doors. Power 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		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			





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