

Keith Clough

THE ESTATE AGENTS
EPWORTH
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Three Falls, Marsh Road, Crowle, DN17 4EU

Price Guide: £625,000



32-38 HIGH STREET, EPWORTH, DONCASTER DN9 1EP
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Three Falls, Marsh Road, Crowle, DN17 4EU

A wonderful opportunity to acquire this lovely, detached family home accessed via a private lane set on extensive grounds with amazing views! Briefly comprising reception hall way, storage boiler room, living room, snug, dining room, landing, four bedrooms one with ensuite facilities and family bathroom. The long driveway is lined either side with rose bushes leading to the front of the house offering ample parking. The property is set on a sizeable plot benefitting from attractive landscaped garden with wonderful lawned areas to the front and rear & stunning open views over countryside. There is a detached brick storage outbuilding, slabbed areas either side of the property giving access to the rear where there is a delightful patio area, a low wall and pathway surrounded by established shrubs leading to a wonderful wooden feature archway. Thereafter is a lawned garden with stepping stones down to a wooden summerhouse all enclosed by a low hedge boundary. External tap and lights.

RECEPTION HALL: 17' 3" x 14' 2" (5.275m x 4.331m)

Entrance door with frosted side screens. Staircase to the first-floor landing with bedrooms. Under stair storage. Radiator.



STORAGE / BOILER ROOM: Front facing window. Fitted shelving.

LIVING ROOM: 24' 8" x 12' 1" (7.526m x 3.693m) Front facing window and rear facing French doors both with open views. Rustic brick fireplace with brick hearth, display shelving and beamed mantel. Television point. Radiators.



SNUG: 9' 8" x 9' 4" (2.969m x 2.846m) Rear facing window with panoramic views. Radiator.

DINING ROOM / ADDITIONAL SITTING ROOM: 24' 2" x 15' 1" (7.384m x 4.622m) Side and rear facing windows overlooking garden, patio with wonderful views. Rear facing French doors. Television point. Radiators.



DINING KITCHEN: 19' 7" x 12' 11" (5.971m x 3.957m) Double aspect window. Extensive range of fitted base and wall units with drawers and larder storage. Worktop incorporating a one and half bowl single drainer sink with mixer tap. Tiled splash backs. Halogen hob with extractor fan above. Built-in oven and separate grill. Dishwasher. Concealed downlights. Tiled floor. Radiators.



UTILITY ROOM: 19' 6" x 9' 4" (5.966m x 2.868m)

Double aspect window. Fitted base cupboard with worktop incorporating stainless steel single drainer with mixer taps. Tiled splashbacks. Tiled floor. Plumbing for washing machine. Front entrance door. Radiator. Loft access.



CLOAKROOM: Front facing window. Low level WC. Radiator. Tiled floor.

FIRST FLOOR LANDING: Loft access.

BEDROOM 1: 14' 11" x 11' 11" (4.555m x 3.647m) Double aspect windows with wonderful views. Built in wardrobes. Radiator. Access into: -



ENSUITE: Side facing window. Low level pedestal hand wash basin and WC. Shower with rain shower head. Tiled splashbacks. Heated towel rail.



BEDROOM 2: 11' 7" x 10' 7" (3.541m x 3.245m) Front facing window. Built in wardrobes. Television point. Radiator.



BEDROOM 3: 11' 4" x 9' 7" (3.478m x 2.945m) Rear facing window with panoramic views. Television point. Radiator.



BEDROOM 4: 10' 10" x 8' 0" (3.322m x 2.450m) Front facing window. Radiator.



BATHROOM: 10' 3" x 9' 4" (3.142m x 2.864m) Rear facing window. Low level WC, pedestal hand wash basin, and bath. Downlights. Radiator.



OUTSIDE: The impressive driveway leads to the front of the property where there is ample parking for several vehicles. The long driveway is lined either side with rose bushes. The property is set on a sizeable plot benefitting from attractive landscaped garden with wonderful lawned areas to the front and rear with stunning open views over the countryside. There is a detached brick storage outbuilding and slabbed areas either side of the property giving access to the rear where there is a delightful patio area with a low wall and pathway surrounded by established shrubs leading to a wonderful wooden feature archway. Thereafter is a lawned garden with stepping stones all the way down to the wooden summerhouse all enclosed by a low hedged boundary. Outside lighting and tap. Viewing is highly recommended to appreciate the fantastic views this property has to offer.



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.

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