



**3 Albion Hill,  
Epworth, DN9 1HD**

- A wonderful opportunity to acquire this four bedroomed detached house within walking distance of the centre of this lovely historical market town of Epworth. This family home is a credit to its current owners. Tastefully decorated and with quality fixtures and fittings throughout. Epworth offers a wide variety of amenities including shops, schools, doctors, dentist and restaurants. Ideally situated close to the motorway network for easy commuting to Leeds, Sheffield, Doncaster and Scunthorpe. The property briefly comprises porch, living room, kitchen, downstairs WC, study 4 bedrooms one with ensuite facilities and family bathroom. Ample parking and lovely courtyard. GFCH. Viewing is highly recommended on this desirable property with many added features. Contact Agents for internal inspection. ●
- Stunning 4-bedroom charming period home - Porch / Living room / Kitchen / WC - Study / 4 bedrooms / Ensuite / Family bathroom - Stunning private courtyard and garden - Beautifully presented family home - Ample parking - Prime location in Epworth ●

**Price Region: £419,000**

## DETACHED HOUSE

**PORCH INTO RECEPTION HALLWAY** Front entrance door leading into a lovely reception hallway with a tiled floor. Picture rail. Staircase with spindle balustrade leading to first floor landing and bedrooms. Under stair storage. Coved ceiling. Radiator.



### LIVING ROOM 15' 10" x 15' 3" (4.829m x 4.655m)

Front facing bay window with half shutters. Open grate fireplace with grey stone hearth, mantle and fireplace surround. Recess with display shelving. Picture rail. Ceiling cornicing. Television point. Radiator.



### DINING DAY ROOM/ KITCHEN 22' 8" x 22' 5"

(6.932m x 6.834m) Wooden floor. Dayroom with feature glass roof and bifolding. Rustic brick wall with multipurpose stove. Ceiling cornicing. Television point. Under floor heating.



**KITCHEN 13' 4" x 9' 0" (4.089m x 2.747m)** Step up to the kitchen area with fitted oak wall and base units with drawers. Integrated dishwasher. Granite worktop incorporating a Porcelain one and half bowl single drainer sink with mixer tap. Belling eight ring gas range with extractor fan above. Concealed lights. Ceiling spotlights. Tiled floor. Radiator. Walk-in pantry. Side facing window and entrance door.



**INNER HALLWAY** Side facing windows. Ceiling spotlights. Provision for washing machine and tumble dryer. Tiled floor.



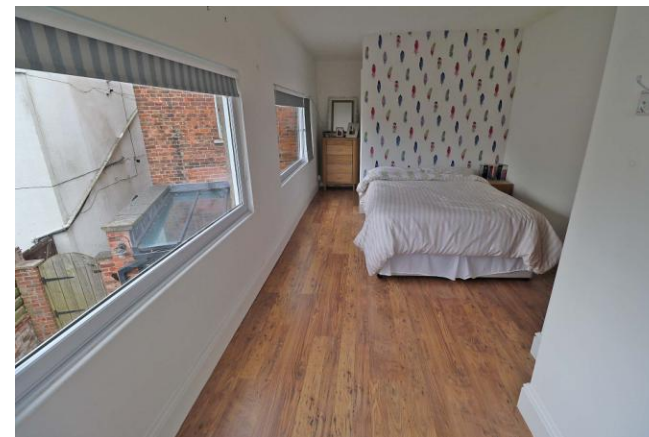
**CLOAKROOM** Hand basin and low-level WC. Tiled floor.

**STUDY 9' 3" x 5' 7" (2.844m x 1.717m)** Side facing window. Wooden floor. Radiator. Separate staircase leading to first floor.



## FIRST FLOOR:

**BEDROOM 1 22' 8" x 9' 7" (6.927m x 2.925m)** Double aspect windows. Laminate flooring.



**ENSUITE** Fitted suite comprising of a low-level WC, hand wash basin and tiled shower cubicle. Tiled splashbacks. Heated towel rail.



**BEDROOM 2 15' 2" x 12' 1" (4.624m x 3.705m)** Front facing bay window with shutters. Laminate floor. Delft rail. One wall off built in wardrobes and high-level units. Radiator.



**BEDROOM 3 14' 8" x 12' 6" (4.479m x 3.817m)** Rear facing window. Cast iron bedroom fire with tiled fireplace surround. Delft rail. Radiator.



**BEDROOM 4 10' 9" x 8' 11" (3.278m x 2.723m)** Front facing window. Wooden floor. Delft rail. Radiator.

**BATHROOM 14' 11" x 9' 3" (4.563m x 2.835m)** Double aspect windows. Split level bathroom with fitted suite comprising of a low-level WC, two pedestal wash basins, tiled bath and tiled shower cubicle. Two heated towel rails. Built in airing cupboard. Ceiling spotlights. Tiled floor

**OUTSIDE** To the front of the are iron railing and personal gate that gives access to the front entrance door. To the rear there is a brick block paved driveway with ample parking for several vehicles. A wooden gate opens onto a private rear courtyard with raised patio area and pergola that is all enclosed by a wooden fence boundary. External tap and lights.

**SERVICES:** Mains water, electricity, drainage and gas

**LOCAL AUTHORITY:**

**COUNCIL TAX:** Band: D

**TENURE:** Freehold assumed

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