

Keith Clough

THE ESTATE AGENTS
EPWORTH
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3 & 3A Belton Road, Epworth, DN9 1JL

Price Guide: £499,950



32-38 HIGH STREET, EPWORTH, DONCASTER DN9 1EP
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rightmove

3 & 3A Belton Road, Epworth, DN9 1JL

Situated in a prime location of the historic market town of Epworth is this beautifully presented family home offering versatile living accommodation. The detached house has four bedrooms & the independent annex has two. Briefly comprising of a hall way, cloakroom, sitting room, dining room, living room & kitchen. First floor four bedrooms, ensuite & family bathroom. Annex with hall way, storeroom, kitchen, rear lounge, two bedrooms & bathroom, The property set in its own private grounds with a walled boundary is full of established trees, shrubs & flower borders. There is a delightful patio area & an additional sheltered seating area. The front of the property has a small boundary wall with a gates access allowing access to both front entrance doors with an adjoining gravelled driveway allowing parking for several vehicles with access to a detached garage. Wall mounted EV fast charger. Contact Agents for a viewing!

ENTRANCE HALLWAY: Upvc double glazed entrance doorway with patterned leaded glazing and top light. Tiled floor and open staircase leading to half landing with feature arched window leading to the first-floor landing. Under stair storage.

CLOAKROOM: White suite comprising of a low-level WC and wash basin with storage under. Tiled splash back. Vinyl flooring. Chrome hand towel rail. Spotlights.

SITTING ROOM: 10' 0" x 11' 9" (3.07m x 3.6m) Front facing window. Feature brick-built fireplace. Picture railing. Radiator.



DINING ROOM: 13' 10" x 11' 11" (4.22m x 3.65m) Dual aspect windows. Feature brick fireplace with display mantel above. Wooden flooring and archway leading into: -

LIVING ROOM: 11' 8" x 10' 8" (3.56m x 3.27m) Rear facing French doors giving access to the garden. Television point. Wooden flooring. Radiator.



BREAKFASTING KITCHEN: 13' 11" x 10' 11" (4.25m x 3.34m) Rear facing window and door with access to the garden. Extensive range of bespoke fitted low level units with drawers. Display wall units with glass shelving. Worktop with sink unit and drainer. Breakfast bar. Space for a range cooker with overhead extractor. Provision for white goods. Tiled flooring. Radiator.



FIRST FLOOR LANDING: Landing with access to bedrooms and bathroom. Radiator.

BEDROOM 1: 14' 0" x 12' 1" (4.29m x 3.69m) Front facing window. Storage cupboard. Radiator. Doors leading into: -



ENSUITE: 6' 11" x 6' 3" (2.12m x 1.91m) Suite comprising low level pedestal WC and hand wash basin with mirror and side storage. Large walk-in shower with mermaid boarding to walls and screen. Vinyl flooring and large heated chrome towel rail.



BEDROOM 2: 11' 11" x 10' 10" (3.64m x 3.31m) Rear facing window. Radiator.



BEDROOM 3: 11' 11" x 11' 1" (3.64m x 3.4m) Front facing window. Built in storage cupboard. Radiator.

BEDROOM 4/ OFFICE : 8' 8" x 7' 0" (2.66m x 2.14m) Front facing window. Radiator.

L-SHAPED BATHROOM: 13' 10" x 10' 8" (4.23m x 3.26m) Rear facing window. Corner fitted storage cupboard with concealed gas boiler. White suite comprising low level flush WC. Large bath with overhead shower and screen with mermaid boarding to walls. Vanity hand wash basin with storage beneath and adjoining store cupboard. Vinyl flooring and spotlights.



ANNEXE:

ENTRANCE HALLWAY: Front entrance door. Loft access. Giving access to: -

STOREROOM: 9' 10" x 6' 6" (3.00m x 2.00m)

KITCHEN: 14' 8" x 10' 3" (4.48m x 3.13m) Entrance door with side window. Extensive range of contemporary units with drawers and wall units. Rolled edged worktop incorporating a stainless-steel one and a half bowl single drainer sink with mixer tap. Tiled splash backs. Four ring gas hob with splashback and oven beneath and extractor above. Provision for washing machine. Doors leading into: -



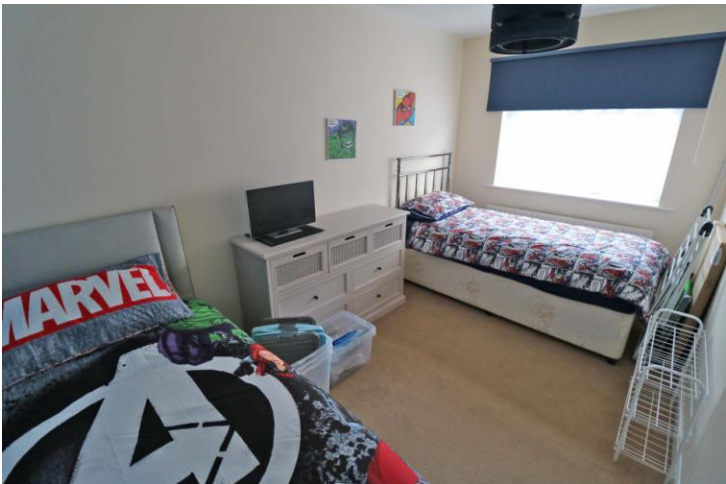
LOUNGE: 14' 8" x 13' 4" (4.48m x 4.07m) Dual aspect window and French doors giving access to the garden. Radiator.



BEDROOM 1: 16' 4" x 10' 9" (5m x 3.3m) Front facing window. Fitted wardrobes with sliding fronts. Radiator.



BEDROOM 2: 13' 5" x 7' 5" (4.1m x 2.28m) Front facing window. Radiator.



BATHROOM: 9' 5" x 7' 3" (2.88m x 2.21m) Rear facing window. White suite comprising low level WC and vanity hand wash basin. Bath and walk-in shower cubicle with electric shower and screen. Corner fitted airing cupboard with cylinder tank in. Tiled flooring and fully tiled walls.



OUTSIDE: The property set in its own private grounds with a walled boundary is full of established trees, shrubs, and flower borders. There is a delightful patio area and an additional sheltered seating area. The front of the property has a small boundary wall with a gates access allowing access to both front entrance doors with an adjoining gravelled driveway allowing parking for several vehicles with access to a detached garage. Detached garage has been converted to create an office.



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			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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