



**Chedworth, 34 Station Road,  
Owston Ferry, DN9 1AW**

● This charming 4 bedroom detached property sits on a sizable plot with wonderful open views offering versatile family living. Briefly comprising reception hall, wet room, dining kitchen, living room, bedroom/dining room and utility room. First floor comprises landing, two further bedrooms and a shower room. The property was originally built as a bungalow then later extended adding a two-storey extension. To the front of the property there is a gated entrance that leads to a large block paved driveway offering off road parking for several vehicles that leads to the attached garage. The property is surrounded by lovely gardens to the front side and rear with a patio area all enclosed by a mixture of a hedged and wooden fence boundary. There are mature shrubs, plants and small trees with lawned areas with open views to countryside. Viewing is recommended to appreciate this property. Contact Agents to arrange a viewing! ●

● 4 bedroom detached house - Reception Hall / Wet room / Utility room - Dining kitchen / Living room / Bedroom / Dining room-bedroom - Landing / Two further bedrooms / Shower room - Positioned on a sizable plot - Good access to local amenities - Garden to front and rear with patio ●

**Price Region: £345,000**



**RECEPTION HALL 13' 4" x 7' 5" (4.065m x 2.268m)**  
Entrance door with glass screen. Modulo waterproof flooring. Half tiled walls. Radiator. Loft access.



**WET ROOM 12' 0" x 5' 9" (3.663m x 1.773m)** Side facing window. WC and floating vanity sink unit with drawer and mirror above. Additional wall mounted floating cabinet. Walk in shower with rain and hand shower and glass side screen. Mermaid walls and tiled floor. Heated towel rail.



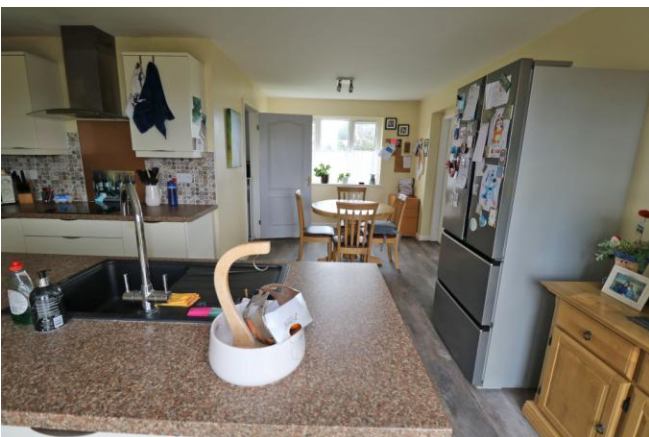
**BEDROOM 1 20' 4" x 9' 11" (6.208m x 3.038m)** Rear facing window and French doors to the enclosed patio area. Television point. Radiator.



**UTILITY ROOM 12' 2" x 8' 10" (3.729m x 2.711m)**  
Front facing window. Fitted base and wall units and larder storage. Worktop incorporating stainless steel single bowl drainer sink with mixer tap and tiled splash backs. Provision for whitegoods. Modulo waterproof flooring. Half tiled walls. Radiator.



**DINING KITCHEN 21' 0" x 16' 2" (6.410m x 4.938m)**  
Rear facing window. Rear facing French doors to patio area. Fitted high- and low-level units with drawers. Worktop incorporating induction hob and built in oven with extractor fan above and tiled splashback. Central Island with dishwasher. Display top incorporating stainless steel single bowl drainer sink with mixer taps. Modulo waterproof flooring. Double French glass doors leading into: -



**LIVING ROOM 14' 0" x 11' 3" (4.274m x 3.452m)** Front facing window. Laminate floor. Built in storage cupboard. Staircase to first floor. Television point. Radiator.



**BEDROOM 2 / DINING ROOM 14' 1" x 9' 10" (4.312m x 3.009m)** Rear facing window. Radiator.

**LANDING** Side facing window.

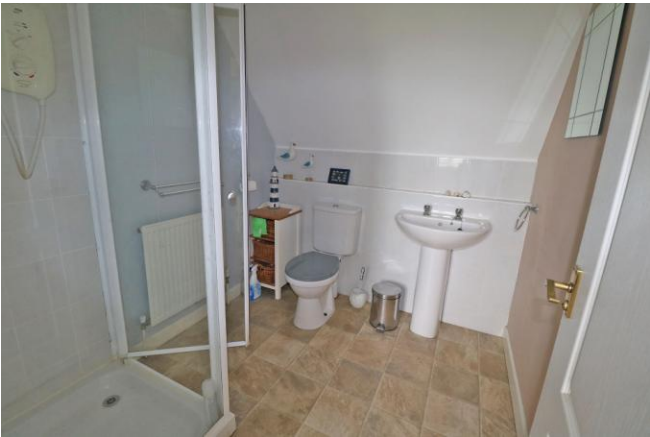
**BEDROOM 3 14' 2" x 9' 5" (4.325m x 2.889m)** Rear facing window with open views. Radiator.



**BEDROOM 4 10' 9" x 9' 5" (3.299m x 2.895m)** Front facing window with open views. Built in wardrobes. Radiator. Television point.



**SHOWER ROOM 7' 5" x 6' 6" (2.275m x 2.004m)** Low level pedestal hand wash basin and WC. Shower cubicle. Radiator.



**OUTSIDE** To the front of the property there is a gated entrance that leads to a large block paved driveway offering off road parking for several vehicles that leads to the attached garage. The property is surrounded by lovely gardens to the front side and rear with a patio area all enclosed by a mixture of a hedged and wooden fence boundary. There are mature shrubs, plants and small tress with lawned areas with open views to countryside. Outside lighting and tap



**FLOOR PLAN TO GO HERE**

**SERVICES:** Mains water, electricity, drainage and oil  
**LOCAL AUTHORITY:** North Lincolnshire Council  
**COUNCIL TAX:** Band: D  
**TENURE:** Freehold assumed

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