

Keith Clough

THE ESTATE AGENTS
EPWORTH
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Danum House, 85 Burnham Road, Epworth, DN9 1BZ

Price Guide: £425,000



32-38 HIGH STREET, EPWORTH, DONCASTER DN9 1EP
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Danum House, 85 Burnham Road, Epworth, DN9 1BZ

An impressive, detached family home located in the popular Market Town of Epworth. This house has so much to offer with additional rooms adding so much character to this wonderful property. The property briefly comprises entrance porch, hall way, living dining room, kitchen, dining living area, dining room snug, rear lobby, shower room, landing with split staircase, five bedrooms and a family bathroom. The brick block front garden has a hedge and wall boundary that leads to the single integral garage. At the rear of the property there is a lovely patio area and dividing small wall leading to the lawned garden all enclosed by a wooden fenced boundary. The garden has far reaching views over farmland and countryside. No chain. Viewing is a must to appreciate the size of this wonderful family home. Contact Agents to arrange a viewing!

ENTRANCE PORCH: Entrance door with front facing windows and side glass panels. Tiled floor. Personal door leading into garage. Arched entrance door with glass panels leading into:-



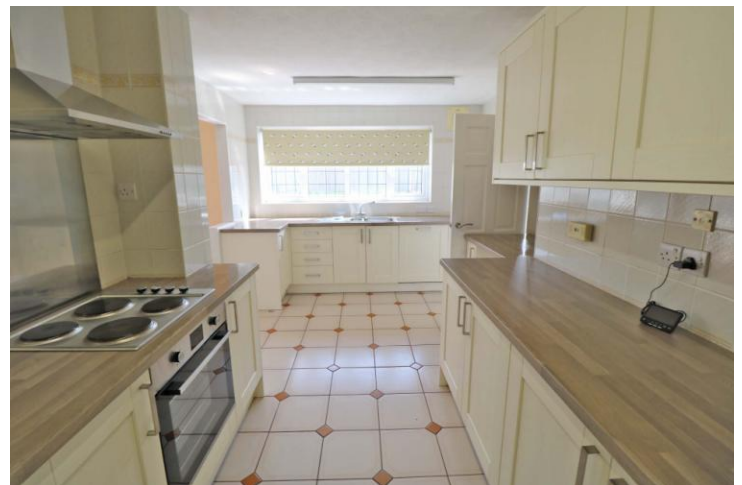
RECEPTION HALLWAY: Staircase leading to first floor landing and bedrooms. Built in under stair storage cupboard. Radiator.



LIVING ROOM / DINING ROOM: 27' 8" x 12' 11" (8.452m x 3.962m) Front facing bay window. Open grate brick inglenook style fireplace with recesses to both sides to include display shelving and base cupboards. Tiled hearth and beam over. Television point. Radiator.



KITCHEN: 18' 0" x 10' 0" (5.491m x 3.069m) Rear facing window. Extensive fitted base and wall units with drawers. Worktops incorporating a stainless steel one and a half bowl single drainer sink with mixer tap. Fully tiled walls. Chrome four ring electric hob with extractor canopy over and built in oven. Integral dishwasher and provision for washing machine. Radiator. Tiled floor. Open plan leading into:-



DINING / LIVING AREA: 12' 8" x 11' 10" (3.867m x 3.617m)
Rear facing French doors leading to the garden and patio. Radiator.



SNUG: 11' 11" x 9' 7" (3.637m x 2.923m) Side facing window. Radiator.

REAR LOBBY: Rear entrance door. Tiled floor and walls.

SHOWER ROOM: Rear facing window. Vanity sink unit with low level WC. Shower cubicle. Fitted high level cupboards. Tiled walls and floor. Radiator. Access to boiler room.



FIRST FLOOR LANDING: Split staircase.



BEDROOM 1: 14' 7" x 12' 11" (4.451m x 3.957m) Front facing bay window. Radiator.



BEDROOM 2: 12' 8" x 12' 5" (3.884m x 3.808m) Rear facing window with views over paddocks and farmland. Radiator.



BEDROOM 3: 12' 4" x 11' 11" (3.776m x 3.643m) Front facing window. One wall with built in wardrobes. Radiator.



BEDROOM 4: 11' 10" x 8' 6" (3.629m x 2.599m) Rear facing window. Built in wardrobes. Radiator.



BEDROOM 5: 7' 5" x 7' 1" (2.269m x 2.171m) Front facing French doors with doors opening up onto a balcony. Radiator.



FAMILY BATHROOM: 8' 11" x 7' 10" (2.731m x 2.404m) Rear facing window. Fitted white suite comprising of a pedestal wash basin with mirror over and shaving point, low level WC and panelled bath with hand shower over. Tiled walls and floor. Loft access. Ceiling spotlights. Radiator.



OUTSIDE: To the front of the property there is a brick block paved driveway with ample parking for several vehicles that leads to the integral single garage. The boundary is made up with established hedging and wooden fence panels. To the rear of the property there is a lovely patio area the width of the house with a small wall that leads to the grassed lawn area all enclosed by a wooden fenced boundary. The garden looks out onto open fields and farmland. External tap 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 | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | | |
| 39-54 | E | 52 E | |
| 21-38 | F | | |
| 1-20 | G | | |





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