

**GRICE &  
HUNTER**

Chartered Surveyors  
Estate Agents & Valuers  
Est 1924



## **Green Hill House, 4 Fernbank, Battle Green, Epworth, DN9 1LJ**

- An outstanding modern 4 double bed – en suite family house
- Of superior quality design and construction
- Exclusive quiet cul-de-sac setting adjoining area of special historic land scape interest
- “Designer” newly re-styled Kitchen
- Sumptuous main Bedroom suite
- Usable attic roof space
- Double communicating Garage & Store
- Surrounding landscaped gardens + Summer House



**£495,000**



Epworth is an historic small country town with “village” feel, thriving town centre, cafes, restaurants, shops, schools, places of worship, leisure centre and pool and lots going on.

### Accommodation (room sizes approx.)

#### Ground Floor

##### Porched FRONT ENTRANCE

**Impressive Reception HALL** Turning staircase leading off with cupboard and storage beneath, quality coving, radiator, wall and ceiling lights and wood flooring extending to :-

**CLOAKS** with radiator, fan, coving, wc and wash basin with tiled splash upstand.

“**SNUG**” **LOUNGE** (3.4m x 3.1m) front and side outlooks, radiator, coving and tv provision.

Through **main LOUNGE** (7.6m x 3.8m) with deep front bay window, 2 radiators, quality coving, tv provision, mostly carpeted and part luxury Karndean flooring, french windows opening to the private rear landscaped gardens and terrace. Gas log effect enclosed fire in polished marble fireplace setting, lighting on dimmer control, further double doors to:-

Newly remodelled and combined **BREAKFAST KITCHEN AND DINER** of ‘designer’ standard. Luxury Karndean flooring, double doors to Hall from the **DINING** section (4.2m x 3.6m) of entertaining proportions with rear outlook, 2 radiators, quality coving, open plan with **KITCHEN** section (4m x 3.3m) fully fitted with curve- line base, eye level and island units in ‘cashmere’ with white polished quartz counters and upstands, 1 ½ bowl sink, **integrated dishwasher**, island eating bar incorporating **induction hob and extractor**, contrasting tall units with integral **large size freezer and larder fridge and eye level fan and combination ovens**. Hung and multi down lights, wall tv provision, rear garden views, etc.

**UTILITY ROOM** (2.4m x 2.2m) matching ‘cashmere’ base, wall and tall units, counter, slide under space for washer etc, 1 ½ bowl sink, tiled upstand, radiator, luxury Karndean flooring, back door and communicating internal door to Garage and Boot Room.

Staircase to **First Floor**

**LANDING** with spindled balustrade, quality coving, linen cupboard and easy retractable ladder access to Attic Room/Playroom (7.3m x 3.3m)

**Main super king size BEDROOM** (4.2m x 3.6m) plus **DRESSING ROOM** and **EN-SUITE**. Rear garden outlook, radiator, tv provision, bed head and pendant lights, vanity furnishing, archway to Dressing Room with ladies and gets fitted wardrobes and leading to re-modelled **EN-SUITE** (2.1m x 1.7m) colour co-ordinated with tile finishes, luxury Karndean flooring, radiator, fan, curve-line corner rain shower cubicle (and hand spray) vanity furnishings and illuminated mirror/cabinet integrated wash bowl and toilet.

**Main BATHROOM and SHOWER ROOM** (3.2m x 3m) tiled décor, towel radiator, shaver point, fan, cubicled shower, double ended bath, toilet and wash basin on vanity unit and matching wall mounted ‘tower’ cupboard, etc.

**Double BEDROOM 2** (3.8m x 2.9m) with radiator, cornice and private rear garden outlook.

**Double BEDROOM 3** (4.2m x 3.3m) with radiator, front outlook and in-built wardrobe/cupboard.

**Double BEDROOM 4** (3.9m x 3.6m) with radiator and front outlook.

**Attic/PLAYROOM** (7.3m x 3.3m) with sky light window, light, power + wood flooring.

#### OUTSIDE

Communicating **DOUBLE GARAGE** (5.5m x 5m) with remote control entry, light, power, roof space storage and communicating door to **BOOT ROOM/STORE** (2.8m x 2.2m) with external door, light and power.

Landscaped surrounding gardens of low maintenance design with paved parking forecourt in front of the double garage. All round secure gated access to rear (west) lawned and leisure garden with lighting, power, water (hot and cold), stone paved extensive terrace, **SUMMER HOUSE**, raised beds, garden **STORE** and picket fence (with gate) to nature garden back drop. (about 1/8 Acre of historic ex rail embarkment.)

#### SERVICES (not tested)

All mains services  
Gas fired central heating to radiators  
Security system

#### LOCAL AUTHORITY

North Lincolnshire Council

#### COUNCIL TAX

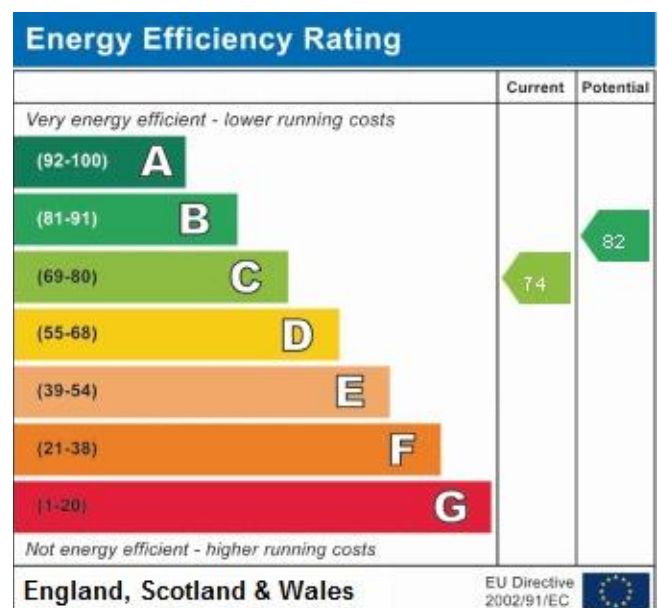
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#### TENURE

Freehold assumed

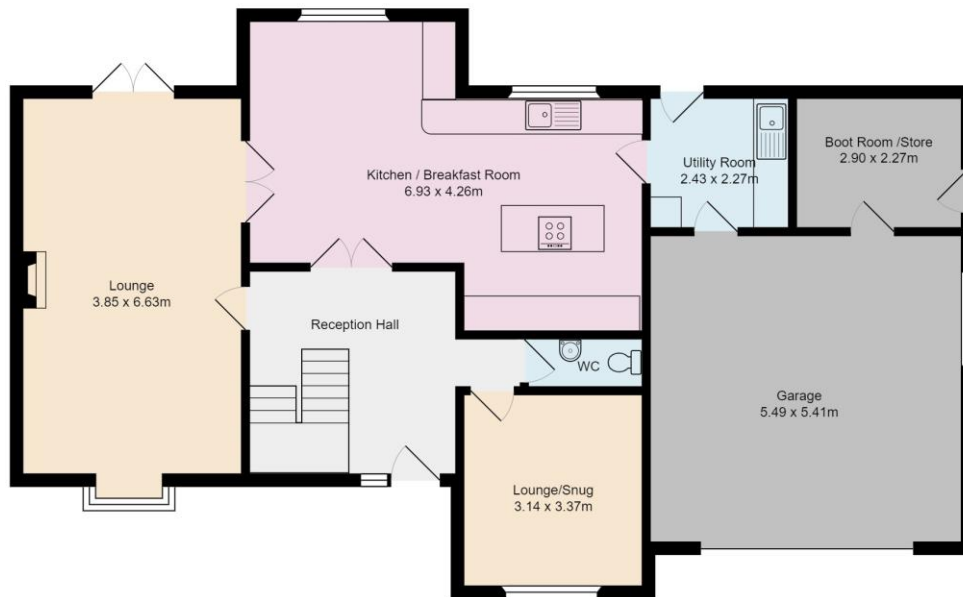
#### VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684





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Total Area: 212.2 m<sup>2</sup> (excluding roof space)

All measurements are approximate and for display purposes only. © The Square Space M2  
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