



8 Carrside, Epworth

£425,000 Freehold

AN OUTSTANDING MODERN DETACHED FAMILY HOME • WALKING DISTANCE TO THE TOWN CENTRE • DECEPTIVELY SPACIOUS & BEAUTIFULLY PRESENTED • 2 RECEPTION ROOMS • IMPRESSIVE OPEN PLAN LIVING/DINING KITCHEN • 4 LARGE DOUBLE BEDROOMS • MAIN FAMILY BATHROOM & MASTER EN-SUITE SHOWER ROOM • FRONT DRIVEWAY & GARAGING • PRIVATE ENCLOSED REAR GARDEN • VIEWING IS ESSENTIAL TO FULLY APPRECIATE



paul fox
the family estate agents

Modern 4-bed detached home on town fringe.
Spacious, updated interiors, open-plan kitchen, master en-suite, private garden, garage, driveway. Walking distance to amenities.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

Double Glazing

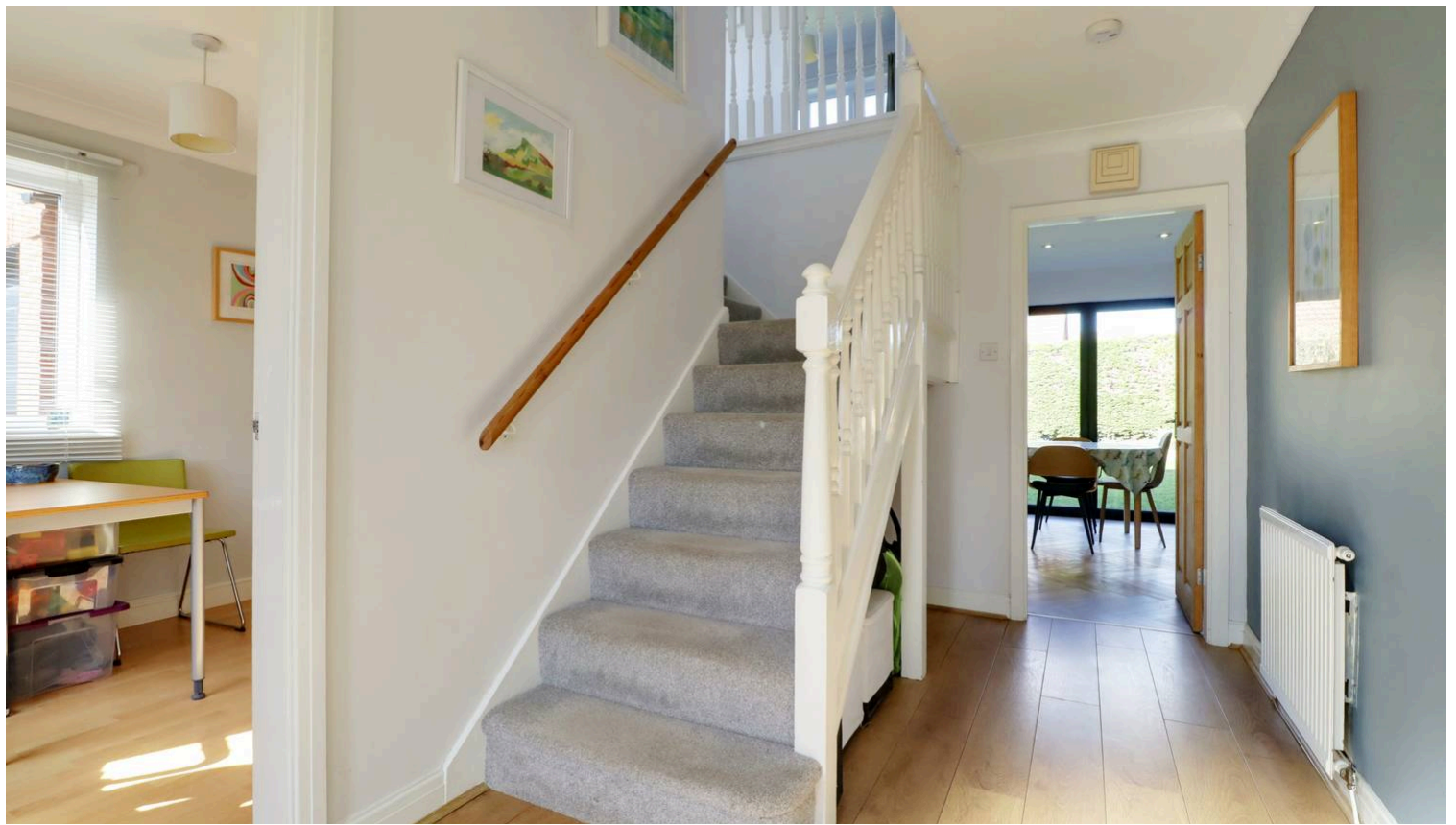
The property benefits from newly fitted uPVC windows and composite entrance doors.

Central Heating

There is a modern gas fired condensing central heating boiler with electric immersion tank.

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Central Reception Hallway

13' 5" x 6' 11" (4.08m x 2.11m)

Front composite double glazed entrance door with patterned glazing with adjoining side light, dog legged staircase leads to the first floor accommodation with open spell balustrading and matching newel post and with under stairs storage, attractive oak style laminate flooring and wall to ceiling coving.

Study

7' 10" x 10' 1" (2.38m x 3.08m)

Enjoys a dual aspect with front and side uPVC double glazed windows, laminate flooring and wall to ceiling coving.



Impressive Open Plan Living/ Dining Kitchen

24' 4" x 11' 2" (7.42m x 3.41m)

Enjoys a dual aspect with side and rear uPVC double glazed windows and three panelled bi-folding doors allowing access to the garden. The kitchen enjoys extensive range of Royal Blue finished handleless furniture with a complementary quartz worktop with matching uprising incorporating a one and a half bowl stainless steel sink unit with etch drainer to the side and chrome block mixer tap, built-in Neff hob with central extractor, eye level double oven and microwave, integral appliances, herringbone style lime wash effect luxury vinyl flooring, modern radiator, inset modern ceiling spotlights and internal French glazed doors leads through to;





Spacious Front Living Room

13' 1" x 17' 2" (4.00m x 5.22m)

Enjoys a dual aspect with front and side uPVC double glazed windows, handsome inset multi fuel cast iron stove with projecting granite hearth and above mantel and decorative wall to ceiling coving.

L-Shaped Utility Room

9' 2" x 6' 2" (2.80m x 1.87m)

Front uPVC double glazed window, rear composite double glazed entrance door leading out to the garden, range of base and eye level storage furniture with a patterned worktop with tiled splash backs incorporating a stainless steel sink unit, plumbing for an automatic washing machine, a large understairs storage cupboard housing a modern gas condensing central heating boiler, personal door through to the garage, matching flooring to the kitchen and doors to;

Cloakroom

4' 6" x 4' 9" (1.36m x 1.46m)

Rear uPVC double glazed window with patterned glazing and tiled sill, suite in white comprises a low flush WC, pedestal wash hand basin, continuation of matching flooring and wall to ceiling coving,

First Floor Landing

8' 6" x 16' 3" (2.60m x 4.95m)

Side uPVC double glazed window, continuation of open spell balustrading, wall to ceiling coving, loft access, built-in airing cupboard with cylinder tank and doors to;





Master Bedroom 1

13' 9" x 16' 6" (4.20m x 5.03m)

Enjoys a dual aspect with front and side uPVC double glazed windows, part panelling to one wall, wall to ceiling coving and doors through to;

En-Suite Shower Room

5' 6" x 5' 0" (1.68m x 1.52m)

Front uPVC double glazed window with inset patterned glazing, modern suite in white comprises a low flush WC, vanity wash hand basin with base storage unit and mirrored top cabinet, walk-in shower cubicle with mains shower and glazed screen, cushioned flooring, tiling to walls with chrome towel rail, shaver socket, PVC clad to ceiling and inset ceiling spotlights.

Rear Double Bedroom 2

9' 10" x 11' 7" (3.00m x 3.54m)

Enjoying a dual aspect with rear and side uPVC double glazed windows.

Front Double Bedroom 3

9' 9" x 10' 2" (2.98m x 3.11m)

Front uPVC double glazed windows.

Rear Double Bedroom 4

9' 11" x 8' 0" (3.02m x 2.45m)

With rear uPVC double glazed window.





Family Bathroom

8' 4" x 8' 1" (2.54m x 2.46m)

Rear uPVC double glazed window with patterned glazing, modern suite in white comprises a low flush WC, pedestal wash hand basin, panelled bath, walk-in shower cubicle with mains shower and glazed screen, walnut style laminate flooring, part tiling to walls and chrome towel rail.

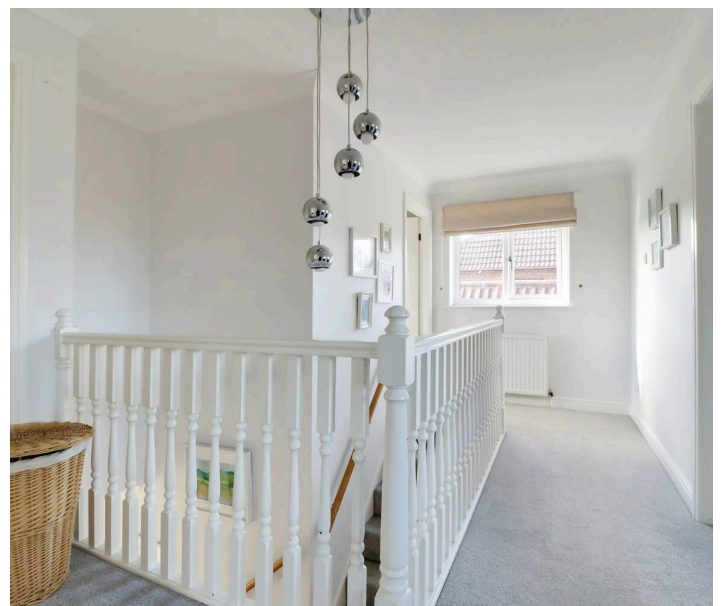
Grounds

The property occupies a prominent corner plot with lawned front garden and a substantial tarmac laid driveway providing ample parking and allowing direct access to the garage and front entrance door. Gated access to the side leads to a fully enclosed private rear garden with mature hedged boundaries being principally lawned with planted borders and stone seating area.

Attached Single Garage

9' 1" x 17' 0" (2.77m x 5.18m)

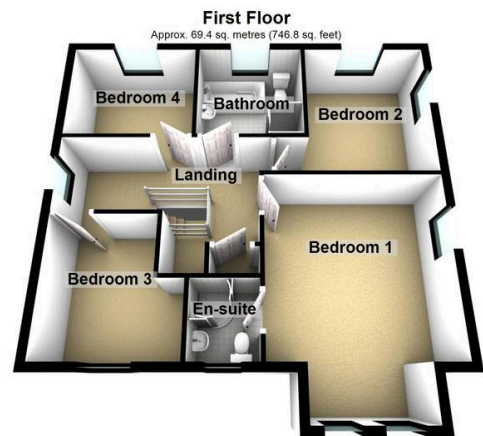
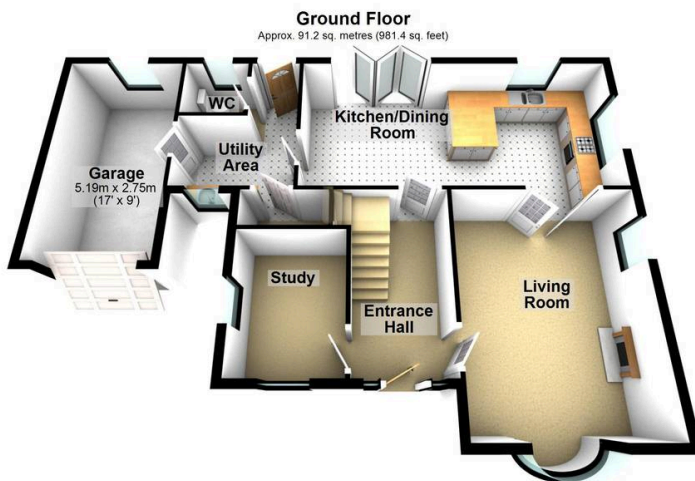
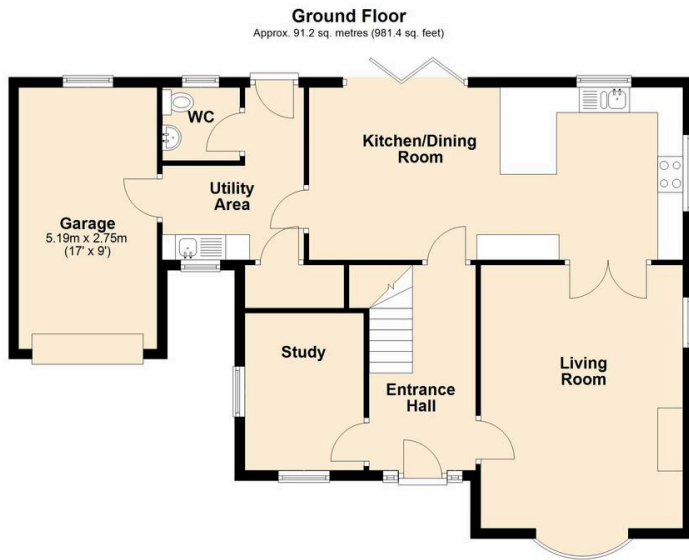
With up and over electric front door with rear uPVC double glazed window with patterned glazing, internal power and lighting and loft access.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	70	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total area: approx. 160.6 sq. metres (1728.2 sq. feet)

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