



3 Wesley Close, Epworth

£395,000 Freehold

A SUPERB MODERN DETACHED BUNGALOW • RARELY AVAILABLE LOCATION • WALKING DISTANCE TO THE TOWN CENTRE • LARGE OPEN PLAN LOUNGE/DINING ROOM • ATTRACTIVE CUL-DE-SAC POSITON • FITTED KITCHEN WITH MATCHING UTILITY ROOM • 3 DOUBLE BEDROOMS WITH A MASTER EN-SUITE • GENEROUS PRIVATE GARDEN WITH EXCELLENT OPEN VIEWS • VIEWING COMES HIGHLY RECOMMENDED



paul fox
the family estate agents

Modern detached bungalow with 3 double bedrooms, en-suite, conservatory, ample parking, lawned rear garden, solar panels, and easy access to town facilities. Viewing highly recommended.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Double Glazing

Full uPVC double glazed windows and doors.

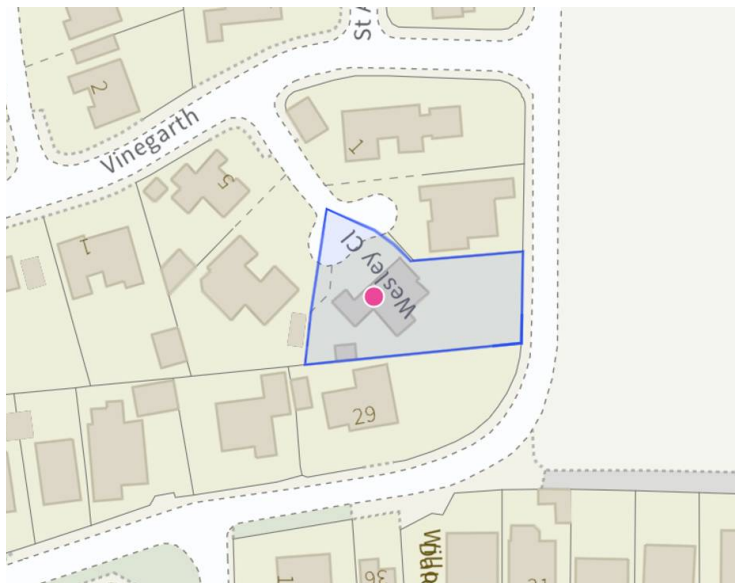
Central Heating

Modern gas fired central heating system to radiators.

Solar Panels

The property benefits from a solar panel system.

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Spacious Lounge/Dining Room

15' 4" x 21' 3" (4.67m x 6.47m)

Enjoys a front wood grain effect uPVC double glazed entrance door with patterned leaded glazing and adjoining window, front uPVC double glazed bay window, modern electric fireplace, internal French glazed doors leads through to an inner hallway.

Large Rear Conservatory

10' 0" x 18' 6" (3.06m x 5.65m)

With dwarf walling, surrounding uPVC double glazed windows enjoying excellent open views, rear French doors leads to the rear garden, hipped and pitched glazed roof and laminate flooring.

Inner Hallway

Side uPVC double glazed window, attractive laminate flooring, inset modern ceiling spotlights and built-in airing cupboard with shelving.





Kitchen

8' 8" x 20' 4" (2.63m x 6.20m)

Enjoys two front uPVC double glazed windows. The kitchen enjoys an extensive range of shaker style furniture finished in an Old English White with a complementary wooden style worktop with tiled splash backs which incorporates a one and a half bowl sink unit with drainer to the side and block mixer tap, space for a Range cooker with broad overhead canopied extractor and plumbing and space for a washing machine and plumbing and space for further appliances, slate effect flooring, modern radiator, inset ceiling spotlights and rear wood grain effect uPVC double glazed entrance door.



Master Bedroom 1

13' 1" x 8' 8" (4.00m x 2.65m)

Front uPVC double glazed window, inset ceiling spotlights, TV point and doors through to;





Quality En-Suite Shower Room

4' 0" x 8' 6" (1.22m x 2.60m)

Rear uPVC double glazed window with inset patterned glazing, traditional suite in white comprising a low flush WC, vanity wash hand basin with marble style splash back, double shower cubicle with overhead mains shower, glazed screen and marble effect mermaid boarding to walls, French tiled flooring and fitted chrome towel rail.

Rear Double Bedroom 2

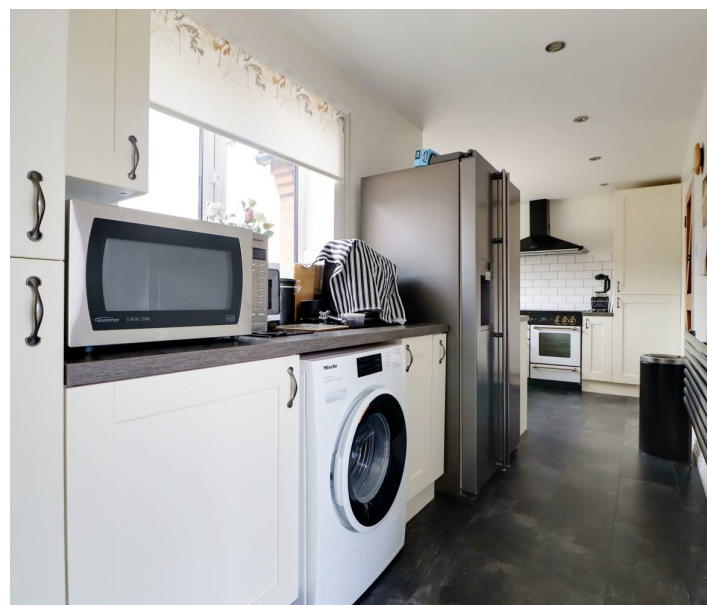
10' 1" x 12' 0" (3.08m x 3.67m)

Side uPVC double glazed window with excellent garden and countryside views, attractive laminate flooring and TV point.

Double Bedroom 3

9' 9" x 8' 8" (2.97m x 2.64m)

Side uPVC double glazed window and attractive laminate flooring.





Bathroom

9' 4" x 6' 5" (2.85m x 1.96m)

Side uPVC double glazed window with inset patterned glazing, period style quality suite in white comprising a low flush WC, pedestal wash hand basin, panelled bath with electric shower over, tiled flooring, fully tiled walls, large chrome towel rail and inset ceiling spotlights.





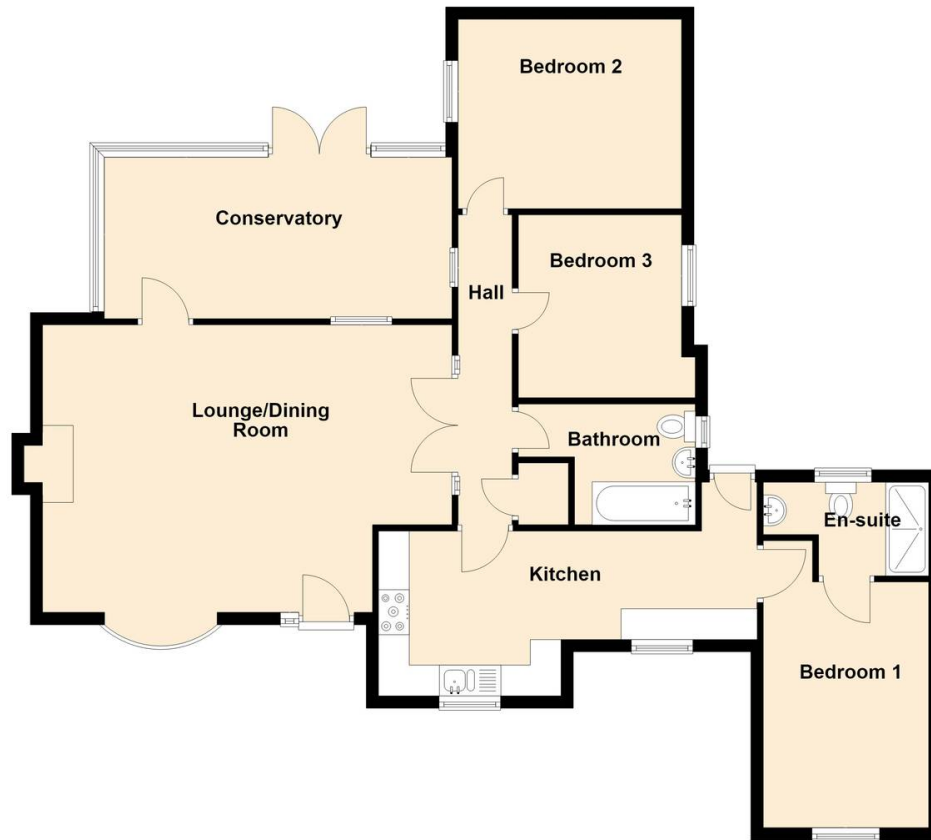
Grounds

The property is located in a quiet cul-de-sac and enjoys an excellent plot with the front being pebble laid with shrub borders for ease of maintenance, perimeter flagged pathway leads to the the front entrance. To the side there is a large driveway providing parking for an excellent number of vehicles with room available for a caravan or motor home if required and having a base for a previous garage. The pebble gardens continue to the side where there is a flagged and block laid seating area that can be accessed easily via the kitchen and with further perimeter pathway leading to the main garden that comes principally lawned with planted shrubs and fruit trees, slight pathway with a shaped pebbled garden, white picket fence provides excellent open views of the countryside.

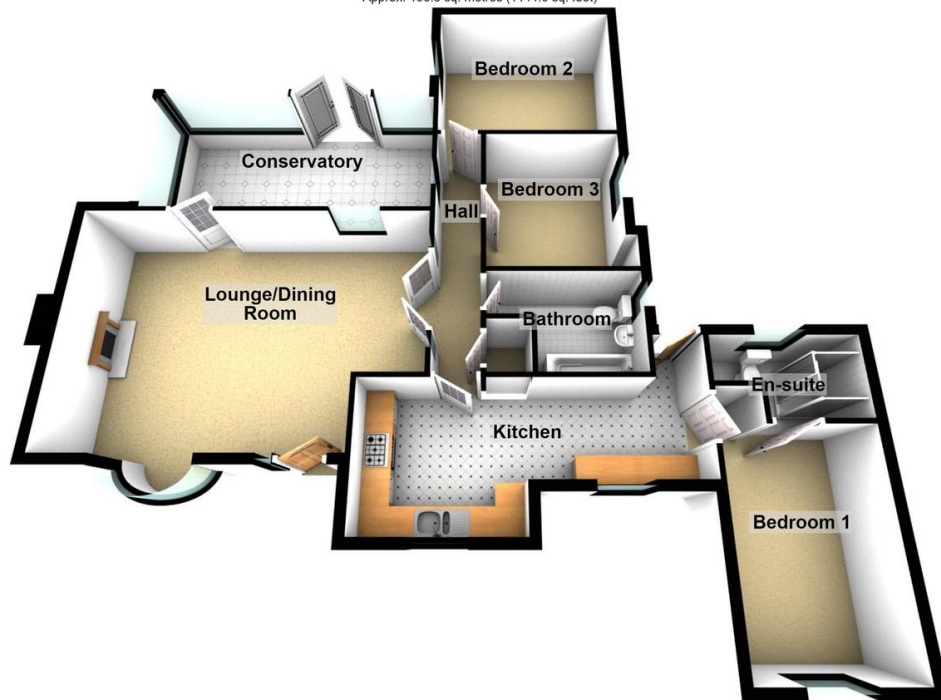




Ground Floor
Approx. 106.3 sq. metres (1144.0 sq. feet)



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Total area: approx. 106.3 sq. metres (1144.0 sq. feet)

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