

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924

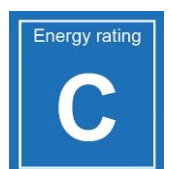


Craigievar, 1 Paddock Close, Epworth DN9 1FR

- Highly desirable 4 Double Bedroom (2 En-suite) Detached House
- Large individual design and immaculately presented
- Double Garage
- Modern Kitchen and Bathroom appointments
- Superb open plan Dining Room and Conservatory
- PVCu Double Glazing
- Gas central heating
- Select development convenient for central Epworth



£495,000



Accommodation (room sizes approx. only)

ENTRANCE HALL with PVCu door, radiator, understairs with pull out storage drawers.

INNER HALL with understairs cloaks cupboard and radiator.

CLOAKS/WC containing toilet, wash basin and radiator.

LOUNGE (5.0m x 4.10m) having front bay window, living flame gas fire with decorative fire place and glass double doors leading to:-

DINING ROOM (3.89m x 3.0m) of entertaining proportion with laminated hardwood flooring leading to:-

CONSERVATORY (3.93m x 2.70m) white double glazed PVCu, radiator, laminated hardwood flooring, mood lighting, double doors leading to rear garden.

KITCHEN (5.53m x 2.80m) glass entrance door, blue and white units with Corian work tops, multi ring hob with extractor fan over, integrated Bosch double oven, AEG dishwasher, hideaway bin storage, fridge freezer, twin bowl sink. Separate integrated fridge, TV and USB points, towel radiator and Chelsea Vinyl Flooring

UTILITY (2.33m x 2.80m) 1 ½ bowl sink, plumbing for washer and dryer, plumbing for 2nd dishwasher, Worcester central heating boiler, radiator, storage cupboards and vinyl flooring.

STUDY (2.33m x 1.86m) side outlook, radiator and laminated hardwood flooring.

SNUG (3.46m x 2.60m) with front facing bay window and radiator.

First Floor

LANDING with library area, two windows, two radiators, loft hatch with retractable ladder giving easy access to boarded and well lit roof space.

BEDROOM 1 (5.0m x 4.10m overall, including wardrobes) with fitted double wardrobes and shelving area, radiator and laminate flooring.

EN-SUITE (1.87m x 1.87m) shower cubicle, toilet and floating wash basin, towel radiator, shaver point, part tiled walls and tiled flooring.

BEDROOM 2 (3.46m x 2.94m) front facing window, built in double wardrobes, radiator and laminate flooring.

EN-SUITE/WET ROOM (2.60m x 1.18m) walk in shower, cabinet wash basin and toilet, towel radiator.

BEDROOM 3 (4.95m x 2.80m) previously 2 rooms with built in shelved storage cupboards with double doors, 2 radiators, 2 windows and laminate flooring.

BEDROOM 4 (3.0m x 4.0m) wardrobe with full height sliding mirrored doors rear facing window and radiator

BATHROOM (2.76m x 2.30m) fully tiled with 'L' shaped bath/shower, cabinet wash basin and toilet, airing cupboard, towel radiator and tiled flooring.

OUTSIDE

The property is one of 5 distinctive and individually designed executive houses in a select cul-de-sac off Battle Green. Open plan lawned frontage and off-road parking in front of the Double **GARAGE** (5.50m x 5.40m) with electric up and over door, integral door to house and door to rear garden.

Established gardens to 3 sides of the house are enclosed and enjoy southerly aspect and immaculately designed with rear lawn and patios. Multi-functional **SUMMER HOUSE** comprising Kitchen area (3.80m x 3.30m) with sink, kitchen counter tops and storage area, mains water and electricity supply, adjoining Garden Shed (3.80m x 1.80m).

Large paved terrace to the west side overlooked from the Conservatory. Outside lighting and water taps.

SERVICES (not tested):

- Mains water, electricity, drainage and gas.
- Gas central heating.
- Security camera

LOCAL AUTHORITY: North Lincolnshire Council

COUNCIL TAX: (on-line enquiry) Band 'F'

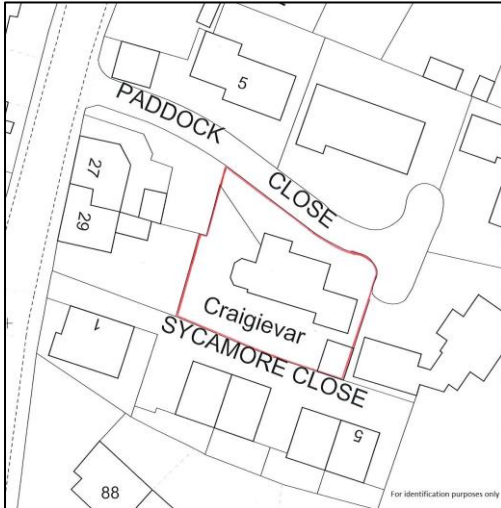
TENURE:

Freehold. The property being sold is as shown outlined on the identification plan. The owners have made an application with the Land Registry for Possessory Title on part of the garden which is included.

VIEWING: By arrangement with Grice & Hunter Epworth office (01427 873684)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





First Floor

Approx. 89.0 sq. metres (958.3 sq. feet)



Ground Floor

Approx. 125.1 sq. metres (1346.1 sq. feet)



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2. All measurements, areas and distances are approximate only. Plans are for illustration purposes only and not to be used for Land Registry purposes.
3. Extracts from the Ordnance Survey are for identification purposes only and the surroundings may have changed. The plan may not be an accurate reflection of the actual boundaries and must not be used to depict legal boundaries.
4. Details regarding the Council Tax and Planning Permissions have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.

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