

Keith Clough

THE ESTATE AGENTS
EPWORTH
www.keithclough.co.uk



The Croft, Woodhouse Lane, Belton, DN9 1QH

Price Guide: £525,000
Now reduced to: £514,950



32-38 HIGH STREET, EPWORTH, DONCASTER DN9 1EP
TEL: 01427 873236 FAX: 01427 872131
Email: enquires@keithclough.co.uk www.keithclough.co.uk

rightmove

Woodhouse, Doncaster, DN9 1QH

A wonderful opportunity to acquire this beautifully presented four-bedroom detached house finished to a high standard located in a splendid location. Set on a good size plot with lovely views. This superb family home has so much to offer briefly comprising reception hall, living room, dining room, study, snug, dining kitchen, utility, and shower room. First floor with a wonderful gallery landing, four bedrooms, one with ensuite and a family bathroom. To the front of the property there is a lawned garden with horseshoe driveway offering ample parking leading to the attached double garage all enclosed by established trees and wooden fenced boundary. To the rear of the property there is a lawned garden and patio area with a lovely pergola feature with additional patio area all enclosed by a hedge boundary. The rear garden offers wonderful views across countryside. Viewing is highly recommended to appreciate this wonderful family home! Contact Agents to arrange a viewing!

RECEPTION HALLWAY: 20' 2" x 12' 5" (6.157m x 3.792m)

Front facing entrance door and window. Hard wood flooring. Galleried staircase leading to the first-floor bedrooms and landing. Coatroom and understairs storage.. Radiator.



LIVING ROOM: 21' 7" x 13' 11" (6.590m x 4.260m) Double aspect windows. Rustic brick inglenook fireplace with feature beam and gas stove. Television points. Radiators.



DINING ROOM: 11' 5" x 10' 9" (3.500m x 3.284m): Front facing window. Radiator.



STUDY: 9' 5" x 7' 0" (2.882m x 2.137m) Front facing window. Laminate flooring. Radiator.

SNUG: 12' 4" x 11' 0" (3.762m x 3.367m): Rear facing French doors leading to the garden and patio with views over grassland. Laminate flooring. Television point. Radiator.



DINING KITCHEN: 14' 8" x 10' 7" (4.495m x 3.246m) Rear facing French doors leading to the patio and garden. Fitted base and wall units with drawers, plate rack, display shelving and wine storage. Worktop incorporating a one and half bowl single drainer sink with mixer taps and integrated fridge. Leisure Range Master with gas rings, double oven, and extractor hood above. One wall of exposed rustic brick. Tiled floor. Ceiling spotlights. Radiator.



SHOWER ROOM: Front facing window. Low level WC and pedestal wash basin. Shower cubicle. Ceiling spotlights. Tiled floor. Radiator.

FIRST FLOOR GALLERIED LANDING Radiator.



BEDROOM 1: 21' 6" x 13' 11" (6.573m x 4.251m) Double aspect windows. Both with pleasant outlooks. Wooden floor. Built in wardrobes/storage. Telephone point. Radiator.



UTILITY ROOM: 10' 9" x 8' 0" (3.293m x 2.449m) Rear facing entrance door. Fitted base cupboards and larder storage. Worktop incorporating a stainless-steel single bowl drainer sink with mixer taps. Provision for washing machine and tumble dryer. Tiled floor. Loft access. Radiator.

ENSUITE: 10' 11" x 6' 5" (3.347m x 1.968m) Rear facing window. Low level WC, pedestal wash basin and shower cubicle. Half tiled walls. Tiled floor. Ceiling spotlights. Shaving point. Fitted base cupboard with display top. Heated towel rail.



BEDROOM 2: 15' 8" x 9' 4" (4.793m x 2.859m) Front facing window. Wooden flooring. Built-in wardrobe with double doors. Radiator.



BEDROOM 3: 14' 7" x 10' 7" (4.470m x 3.251m) Rear facing window. Wooden flooring. Radiator.



BEDROOM 4: 11' 6" x 10' 7" (3.519m x 3.239m) Front facing window. Built in storage cupboard. Wooden flooring. Radiator.

BATHROOM: 10' 10" x 7' 6" (3.317m x 2.303m) Rear facing window. Fitted suite comprising of a low-level WC, pedestal wash basin and panelled bath. Tiled walls and floor. Ceiling spotlights. Built-in storage cupboard. Loft access. Radiator.



OUTSIDE: To the front of the property there is a lawned garden and horseshoe driveway offering ample parking for several vehicles leading to an attached double garage with staircase to room above with electric doors and rear facing window., all enclosed by established trees and wooden fenced boundary. To the rear of the property there is a lawned garden and patio area with a lovely pergola feature with additional patio area all enclosed by a hedge boundary. The rear south facing garden offers wonderful views across countryside. External 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 building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements are approximate.

%epcGraph_c_1_334%





32-38 HIGH STREET, EPWORTH, DONCASTER DN9 1EP
TEL: 01427 873236 FAX: 01427 872131
Email: enquires@keithclough.co.uk www.keithclough.co.uk