



## Stonehaven West End Road, Epworth

£285,000 Freehold

NO UPWARD CHAIN • OPEN VIEWS TO THE REAR • TRADITIONAL DETACHED BUNGALOW • 3 EXCELLENT SIZED DOUBLE BEDROOMS • FRONT LIVING ROOM • DEEP BLOCK PAVED DRIVEWAY

NO UPWARD CHAIN OPEN VIEWS TO THE REAR \*\* A fine traditional detached bungalow offering well proportioned accommodation allowing scope for modernisation. The accommodation comprises, spacious front living room, oak fitted kitchen, inner hallway leading to 3 excellent sized double bedrooms and a shower room. The property sits well back from the road benefitting from a deep block paved driveway allowing direct access to a detached garage. The gardens to the front and rear come principally lawned with a pleasant rear flagged seating area. Finished with uPvc double glazing and a modern gas fired central heating system. Viewing comes with the agents highest of recommendations. View via our Epworth office. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- NO UPWARD CHAIN
- OPEN VIEWS TO THE REAR
- TRADITIONAL DETACHED BUNGALOW
- 3 EXCELLENT SIZED DOUBLE BEDROOMS
- FRONT LIVING ROOM
- DEEP BLOCK PAVED DRIVEWAY





### **Spacious Front Living Room**

11' 10" x 22' 6" (3.60m x 6.85m)

Surrounding uPVC double glazed windows and matching front entrance door, wall to ceiling coving, handsome live flame coal effect gas fire with tiled backing and half and a carved mahogany surround and projecting mantel and a door leads through to;

### **Kitchen**

10' 11" x 12' 1" (3.32m x 3.69m)

Side uPVC double glazed window and matching entrance door. The kitchen is well equipped with golden oak fitted furniture with a patterned worktop with tiled splash backs that incorporates a single stainless steel sink unit with drainer to the side and block mixer tap, space for appliances, wall mounted Ideal gas fired condensing central heating boiler, loft access and doors through to;

### **Inner Hallway**

Has a corner fitted airing cupboard with cylinder tank and doors off to three bedrooms and shower room.



### **Master Bedroom 1**

14' 0" x 10' 11" (4.26m x 3.34m)

With a rear uPVC double glazed window.

### **Double Bedroom 2**

14' 4" x 9' 10" (4.38m x 3.00m)

With a side uPVC double glazed window.

### **Bedroom 3**

10' 0" x 11' 1" (3.06m x 3.37m)

Side uPVC double glazed window.

### **Shower Room**

6' 11" x 5' 11" (2.11m x 1.81m)

Side uPVC double glazed window with patterned glazing, three piece suite comprising a low flush WC, pedestal wash hand basin, corner fitted shower with mains shower and glazed screen, tiled flooring and tiled finish to walls.

### **Outbuildings**

17' 5" x 9' 10" (5.30m x 3.00m)

The property benefits from an attached brick built garage with electric roller front door, internal power and lighting and pitched roof providing storage.

### **Grounds**

To the front the property sits behind a brick boundary wall with a generous deep lawned garden with planted borders. An adjoining block paved driveway provides parking for an excellent number of vehicles and allowing direct access to the garage. The rear garden enjoys excellent privacy with open views having a shaped lawn with adjoining borders and a flagged laid seating area.

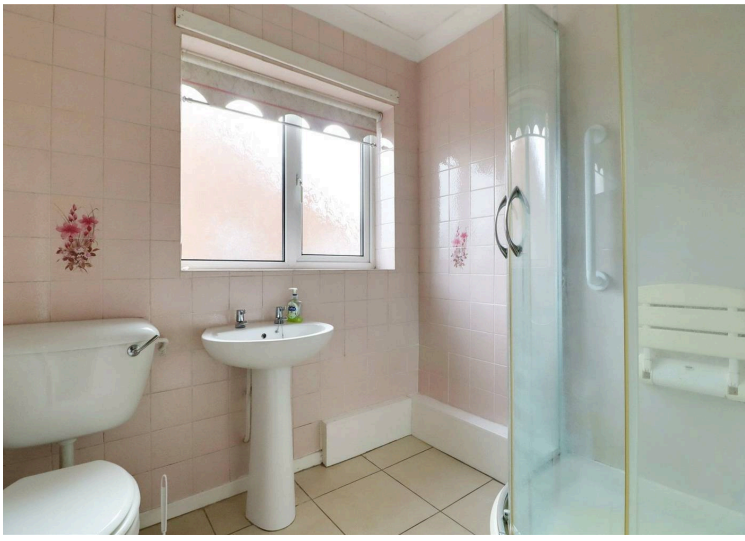
### **Double Glazing**

Full uPVC double glazed windows.

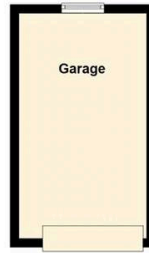
### **Central Heating**

Modern gas fired central heating system to radiators.

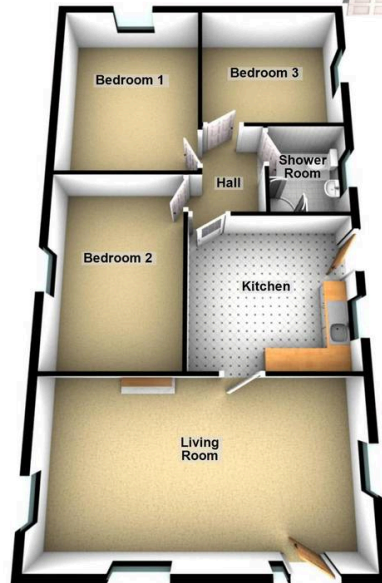




**Ground Floor**  
Approx. 100.8 sq. metres (1084.7 sq. feet)



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Approx. 100.8 sq. metres (1084.7 sq. feet)



Total area: approx. 100.8 sq. metres (1084.7 sq. feet)

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