

Keith Clough

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EPWORTH
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Bagsby Road DONCASTER

Price Guide: £399,950

32-38 HIGH STREET, EPWORTH, DONCASTER DN9 1EP
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RIVERDALE, BAGSBY ROAD, OWSTON FERRY, DN9 1AJ

This beautifully extended three-bedroom bungalow is a true testament to its current owners, with high-quality fixtures and fittings throughout. Set on a generous plot, the property offers spacious and versatile living accommodation, complemented by solar panels and commanding open views. Perfectly positioned in the sought-after village of Owston Ferry, it combines modern comfort with a peaceful rural setting. Viewing is highly recommended to appreciate the accommodation that is on offer.

Arched porch with front facing entrance door gives access into the reception hallway.

RECEPTION HALLWAY L-shaped hallway with tiled floor. Loft access. Radiators.

LIVING ROOM: 17' 5" x 13' 1" (5.315m x 4.003m) Front facing bay window. Recess with lighting under housing a gas fire stove with tiled hearth and oak fireplace surround. Television point. Radiator.



DINING ROOM/SNUG: 13' 9" x 13' 6" (4.197m x 4.117m) Side facing window. Recess with log burner, slate hearth, and oak mantel. Tiled floor. Television point. Radiator. Double French doors and step down into sunroom.



SUNROOM: 17' 2" x 10' 0" (5.252m x 3.061m) Brick base with side and rear facing windows. Side entrance door and rear patio door giving access to garden. wall mounted vertical radiator. Open high-level window into kitchen.



BREAKFAST KITCHEN: 19' 7" x 10' 10" (5.977m x 3.314m)

Rear facing windows with open views. Sky light Velux. Impressive, fitted kitchen with wall and base units with drawers, corner cupboard, glass fronted cupboards and pan drawers. Wine rack. Marble worktop with upstand undermounts housing a single bowl drainer sink with mixer tap. Concealed lights. Built in double oven and Smeg four ring gas hob with extractor hood over. Larder storage with high level cupboards and recess for fridge freezer. Ceiling spotlights. Tiled floor. Integrated dish washer, washing machine and tumble dryer. Television point. Marble breakfast bar. Radiator.



BEDROOM 1: 12' 8" x 12' 3" (3.864m x 3.734m) Front facing window. Television point. Radiator.



ENSUITE: 10' 5" x 6' 1" (3.195m x 1.874m) Front facing window. Fitted suite comprising of a low-level WC, pedestal was basin with mirror over and walk in shower cubicle with hand shower and rain shower. Tiled walls and floor. Gloss pvc panelled ceiling with spotlights. Traditional English cast iron style radiator with heated towel rail.

BEDROOM 2: 12' 8" x 12' 0" (3.886m x 3.662m) Front facing window. Television point. Radiator.



BEDROOM 3: 12' 8" x 8' 0" (3.874m x 2.449m) Rear facing window with open views. Television point. Radiator.



SHOWER ROOM: 8' 6" x 7' 4" (2.615m x 2.251m) Rear facing window. Fitted suite comprising of a vanity sink unit with display top and cupboard under incorporating a low-level WC, walk in shower with rain shower head and rain shower. Floor to ceiling built in cupboards. Tiled walls and floor. Radiator.



OUTSIDE: The front of the property benefits from dual driveways, offering generous off-road parking suitable for multiple vehicles, caravans, or similar. One driveway provides access to a detached garage, complemented by a PVC workshop to the rear. The front garden is neatly enclosed by a low boundary wall, enhancing both definition and kerb appeal. Pathways to both sides of the property provide access to two patio areas and a garden enjoying open views, enclosed by a low picket fence. The property also benefits from an attached external WC fitted with a pedestal wash hand basin, fully tiled walls and flooring, and space for a washing machine and tumble dryer. The property further benefits from a separate detached sunroom/storage area, fitted with uPVC French doors. External tap and 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 buildings regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements are approximate.

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