Keith Clough

THE ESTATE AGENTS
EPWORTH
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# 13 High Street, Epworth. DN9 1EP

## Price Guide: £565,000


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


NAEA Estate Agents

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**RECEPTION HALL** Solid door opening onto the hallway with stone flooring and half decorative panelled walls. Radiator. Downlights.

**LIVING ROOM 21' 1" x 12' 8" (6.439m x 3.867m)** Front facing sash window. Downlights and laminate floor. Multi-purpose stove in recessed fireplace with black insert and hearth. Television point. Display shelving with built in eye level cupboard.



**OPEN PLAN LEADING INTO: -**

**LIVING KITCHEN 31' 8" x 16' 2" (9.672m x 4.945m)** at widest point. Side facing French door with side screens leading to the enclosed courtyard. Extensively fitted base and wall cupboards with drawers. Larder storage and glass fronted cabinets. Double Belfast sink with antique brass mixer taps and tiled splash backs. Quartz worktop incorporating hob with extractor fan above. Side by side built in ovens with steam oven above. Coffee machine with cupboard above and below. Central Island with pan drawers and cupboards and granite display top. Downlights and tiled floor. Underfloor heating. Lean to and bespoke ceiling windows which allow natural day light.





**OPEN PLAN LEADING INTO: -**

**DINING DAY ROOM 21' 8" x 12' 4" (6.606m x 3.769m)** Front facing sash window. Oak floor. Radiator. Marble hearth with tiled inset and back with fireplace surround. Downlights.



**WC** Vanity hand wash basin sink and WC. Heated hand towel rail. Tiled floor.



**SPLIT STAIRWAY** With arched window overlooking kitchen.



**LANDING** Arched feature and step down into: -

**BEDROOM 3 10' 1" x 8' 0" (3.078m x 2.462m)** Velux window. Loft access. Radiator.



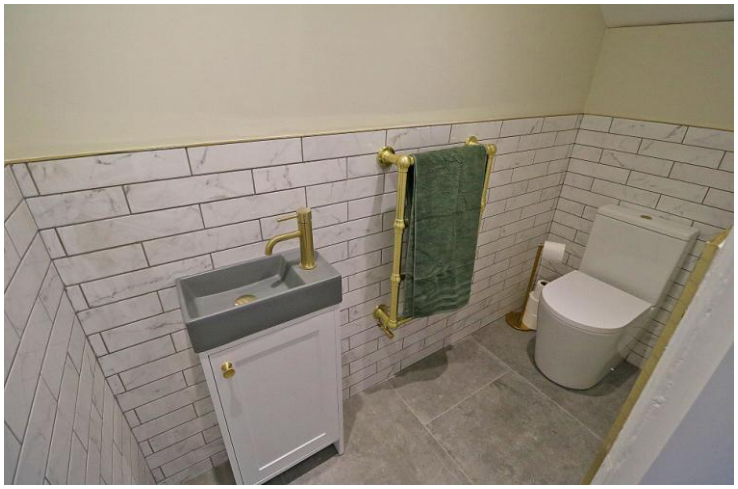
**BEDROOM 2 12' 11" x 12' 5" (3.950m x 3.809m)** Front facing sash window. Television point. Downlights.



**SEATING AREA / STUDY** Front facing sash window. Radiator. Downlights.



**CLOAKROOM** Vanity hand wash basin and WC. Half tiled walls. Heated gold hand towel rail. Riled floor. Downlights.



**BEDROOM 4 8' 11" x 8' 9" (2.719m x 2.675m)** Front facing sash window. Radiator.



**INNER HALLWAY** Downlights. Loft access and steps down into:

**BEDROOM 1 14' 9" x 13' 8" (4.500m x 4.189m)** Side facing bow window. Ceiling A-frame. Downlights. Television point. Radiator.





Steps leading up into: -

**WALK IN STORAGE ROOM** Downlights and attractive iron fireplace.

**SHOWER ROOM 8' 11" x 8' 6" (2.743m x 2.591m)** Velux window. WC and Vanity sink units with soft closing drawers and cupboards with marble display top. Walk-in double shower cubicle with seating area and recessed display shelving. Rain and hand shower. Tiled floor and walls. Heated towel radiator. Vanity mirror comes on with movement.



**INNER HALLWAY** Radiator.

**QUIET ROOM / ART ROOM** Positioned in the courtyard opposite the rear of the property is this additional wonderful quiet room. Entrance door with double aspect windows overlooking the patio/courtyard. There are high ceilings and stone floor. Electric wall heater and tiled recess housing a log burner. Included in the sale is a spectacular chandelier that must be seen! The room is perfect place for reading, any hobbies maybe art or needlework or just relaxing. This room is a lovely addition to this wonderful property!



**OUTSIDE** To the side of the property behind high double wooden gates allowing parking opens onto the courtyard with access into the main residence. Outside lighting and tap. Private off road parking with roller shutter door



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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