



**5 BURNHAM ROAD, EPWORTH
DN9 1BU**

An exceptionally spacious 6 bedroomed detached house with the benefit of a driveway to either side of the actual main building.

Very extensive ground floor accommodation including separate Breakfast Room and Utility Room, Kitchen, Dining Room, Conservatory Family Room, Sitting Room, Lounge, Study, two Reception Areas and a Shower Room.

Very extensive first floor accommodation including six Bedrooms, two En-suite Shower Rooms and an additional Bathroom and Shower Room.

Gas fired central heating system and PVCu double glazing.

Good sized, no maintenance, enclosed patio garden and including five useful masonry built outbuildings.

Forecourt with vehicular parking, twin driveway.

To the external walls the client informs us that he has provided 100mm of Jablite insulation boarding.

Centrally located within this well regarded Market Town and within very easy walking distance of a comprehensive range of facilities.

Junction 2 of the M180 is only about 3 miles to the north.

SCHEDULE OF ACCOMMODATION

(all measurements are approx. only)

Ground floor

REAR RECEPTION (about 3.5m x 2.7m)

INNER LOBBY AND LARGE STOREROOM (about 6m x 3.8m)

BREAKFAST ROOM and UTILITY ROOM (about 6.4m x 2.8m)

SHOWER ROOM

KITCHEN (about 6m x 3.9m)

DINING ROOM (about 4.2m x 3.6m)

LARGE CONSERVATORY FAMILY ROOM (about 7.2m x 4.6m)

SITTING ROOM (about 5.2m x 4m)

LOUNGE (about 5.6m x 3.7m)

STUDY (about 4m x 3m)

FRONT ENTRANCE HALL

LOBBY AND LARGE STOREROOM

First floor

LANDING

BEDROOM 1 (about 4.3m x 2.7m)

EN-SUITE SHOWER ROOM (about 3.1m x 1.8m)

BEDROOM 2 (about 5.3m x 3.7m)

EN-SUITE SHOWER ROOM

BEDROOM 3 (about 4m x 3.6m)

BEDROOM 4 (about 4.7m x 1.7m)

BEDROOM 5 (about 3.6m x 1.9m)

BEDROOM 6 (about 3.7m x 2.8m)

DRESSING ROOM (about 3.8m x 1.6m)

BATHROOM ONE (about 3.6m x 2.4m)

SHOWER ROOM (about 4.7m x 2m)

OUTSIDE

Enclosed forecourt.

Side block paved driveway including substantial double wrought iron gates, to either side of the house.

Easy maintenance rear split level patio garden including a combination of block paving and flagstones.

There are a total of five very useful brick and tiled outbuildings.

External lighting.

SERVICES (not tested)

All mains services. Gas central heating.

COUNCIL TAX

Band F (on-line enquiry)

TENURE

Freehold assumed.

VIEWING

Strictly by prior appointment through Grice & Hunter – 01427 873684.



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