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the family estate agents

Price Guide  
**£425,000**

EPC Rating: E

## 27 High Street

Owston Ferry, Doncaster, DN9 1RH

4 Bedroom Detached House



- ✓ A FINE EXECUTIVE DETACHED PERIOD FAMILY HOME
  - ✓ 3 FINE RECEPTION ROOMS
  - ✓ STYLISH RE-FITTED KITCHEN
  - ✓ 4 BEDROOMS WITH MASTER EN-SUITE
  - ✓ MAIN FAMILY BATHROOM
  - ✓ EXTENSIVE MATURE PRIVATE GARDENS



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## UN-APPROVED DRAFT BROCHURE

'Magnolia House' is a fine executive, double bay fronted, detached period family home having seen many recent updates. The well-proportioned and versatile accommodation is thought ideal for a family and comprises;

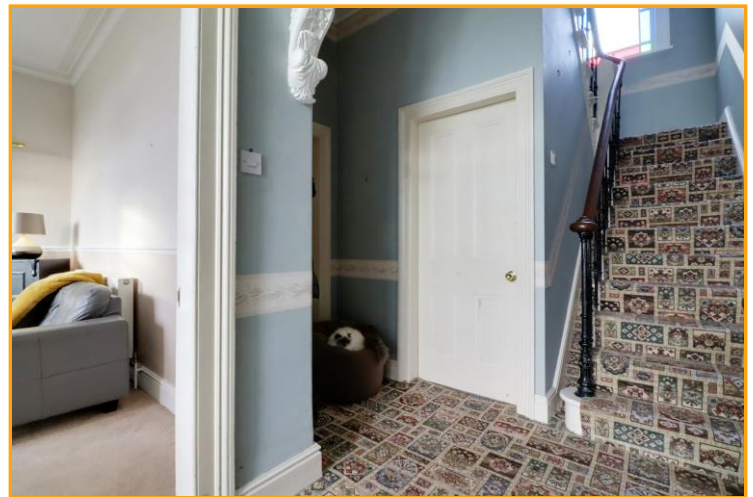
### **IMPRESSIVE CENTRAL RECEPTION HALLWAY**

Measures 1.65m x 7.9m (5' 5" x 25' 11") maximum. Enjoying a feature front two panelled and glazed entrance door with etched and frosted patterned glazing, adjoining double glazed side lights and feature top light, wall to ceiling coving, impressive central feature arch and return staircase allows access to the first floor accommodation with detailed iron balustrading and curved wooden pull handle and benefits from a large under the stairs storage cupboard which measures approx. 2.84m x 2.88m (9' 4" x 9' 5") enjoying a rear uPVC double glazed window with patterned glazing and underfloor heating manifolds.



### **FINE FRONT LIVING ROOM**

Measures approx. 4.45m x 4.4m (14' 7" x 14' 5") plus a protecting uPVC double glazed bay window, dado railing, detailed wall to ceiling coving and ceiling rose, feature live flame gas fire with marbled backing and hearth, a period mahogany surround twin projecting mantels and central mirror.



### **REAR STUDY**

Measures approx. 3.35m x 4.29m (11' 0" x 14' 1"). Enjoying a rear uPVC double glazed window and matching entrance door with patterned leaded glazing, under floor heating and wall TV sockets and wall to ceiling coving.



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## FORMAL DINING ROOM

Measures approx. 4.44m x 4.4m (14' 7" x 14' 5") plus a projecting uPVC double glazed bay window with bespoke window seat, tiled fire recess with decorative fire surround and mantel with TV bracket above, detailed wall to ceiling coving, ceiling rose, feature herringbone luxury vinyl flooring which continues through to the kitchen and a broad squared access allows access.

## STYLISH NEWLY FITTED KITCHEN

Measures approx. 4.3m x 4.25m (14' 1" x 13' 11"). Enjoying a dual aspect with side and rear uPVC double glazed windows. The kitchen enjoys an extensive range of contemporary gloss finished handleless matching furniture with quality integral appliances, a granite top incorporating a one and a half bowl sink unit with etch drainer to the side and chrome block mixer tap, built in five ring electric hob with overhead extractor and glazed splash back and an eye level double oven, space for an American style fridge freezer, central breakfasting island, a part vaulted ceiling with ceiling spotlights and doors through to;

## LARGE UTILITY ROOM

Measures approx. 2.55m x 4.1m (8' 4" x 13' 5"). Enjoying a side uPVC double glazed and leaded entrance door and matching uPVC window. The utility enjoys a generous range of white fronted storage cabinets with matching rolled edge worktop with tiled splash backs incorporating a single stainless steel sin unit with drainer to the side and block mixer tap, space and plumbing for appliances, floor mounted oil fired central heating system, loft access and doors to;



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## CLOAKROOM

Enjoying a rear uPVC double glazed window with patterned glazing, a two piece modern suite comprising a close couple low flush WC with adjoining storage cabinets beneath a gloss white top and matching wash hand basin, fitted towel rail and wooden style cushioned flooring.

## FIRST FLOOR LANDING

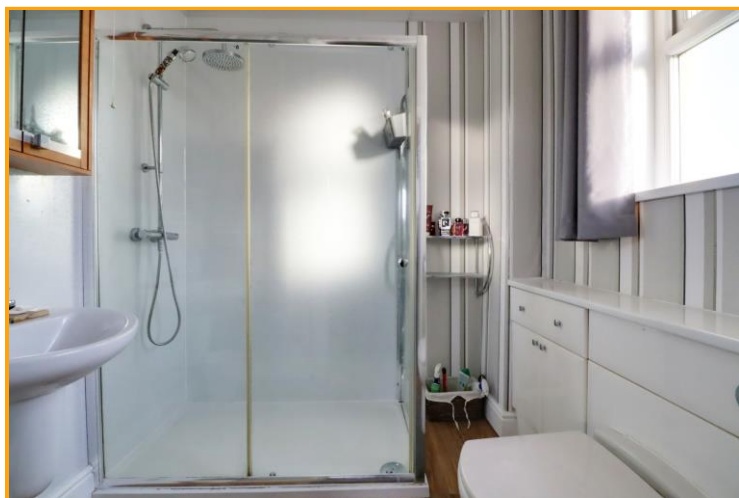
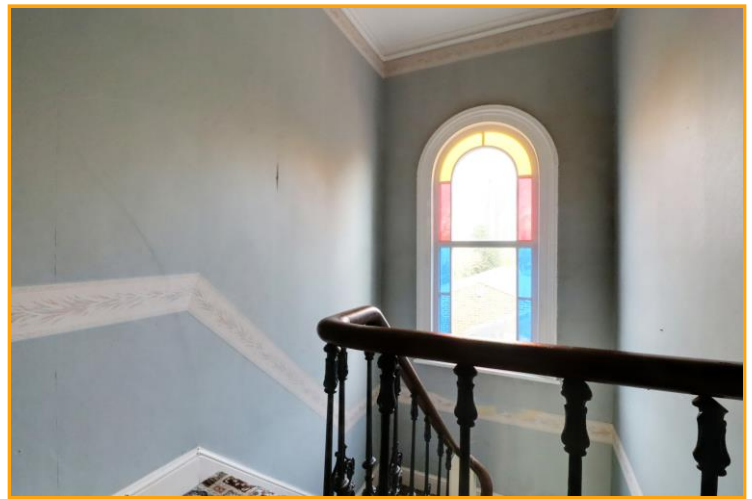
Enjoying a feature rear hardwood double glazed arched top window with colour stained perimeter glazing, continuation of decorative wrought iron balustrading with curved handrail, wall to ceiling coving, a large built in storage cupboard with shelving and doors off to;

## MASTER BEDROOM 1

Measures approx. 4.43m x 4.4m (14' 6" x 14' 5"). Enjoying a front uPVC double glazed window, TV point, wall to ceiling coving and doors through to;

## EN-SUITE SHOWER ROOM

Measures approx. 2.1m x 1.94m (6' 11" x 6' 4"). Enjoying a side uPVC double glazed window with inset patterned glazing, a three piece modern suite in white comprising close couple low flush WC with adjoining storage cupboard beneath a polished white top, wall mounted wash hand basin, large double shower cubicle with mains shower and surrounding mermaid boarding to walls, wooden style flooring, chrome towel rail, wall to ceiling coving and inset ceiling spotlights.



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## FRONT DOUBLE BEDROOM 2

Measures approx. 3.69m x 4.4m (12' 1" x 14' 5"). Enjoying a front uPVC double glazed window, TV point, wall to ceiling coving and inset ceiling spotlights.

## REAR DOUBLE BEDROOM 3

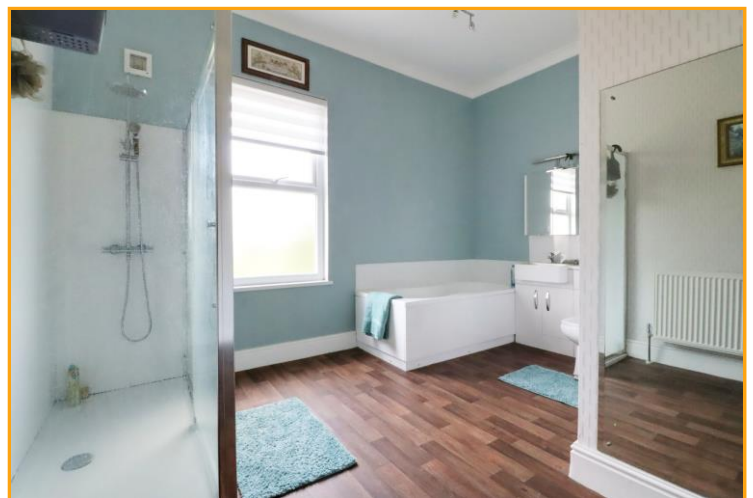
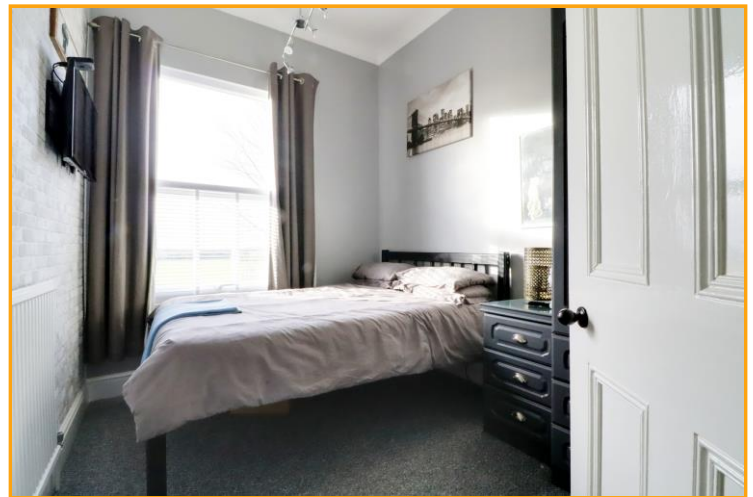
Measures approx. 2.8m x 4.29m (9' 2" x 14' 1"). Enjoying a rear uPVC double glazed window, wall to ceiling coving, a large walk in wardrobe with hanging rail and inset ceiling spotlights.

## FRONT DOUBLE BEDROOM 4

Measures approx. 2.43m x 3.17m (8' 0" x 10' 5"). Enjoying a front uPVC double glazed window and wall to ceiling coving.

## LARGE L SHAPED FAMILY BATHROOM

Measures 4.06m x 4.27m (13' 4" x 14' 0") maximum. Enjoying a rear uPVC double glazed window with inset patterned glazing. The bathroom benefits from a four piece modern suite in white comprising close couple low flush WC with adjoining vanity wash hand basin with mirrored cabinet above and adjoining shelving, panelled his and hers bath and a walk in double shower cubicle with overhead main shower and surrounding glazed screen, walnut effect cushioned flooring, chrome towel rail and wall to ceiling coving.



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## GROUNDS

The front of the property sits on a mature hedge with lawned gardens behind and concrete pathway allowing access to the sheltered front entrance door, the front provides a hard standing concrete laid driveway which continues down the side with security gated access allowing vehicle access to the rear, with the driveway leading to a newly built substantial brick double garage. The rear garden comes principally lawned with mature hedge boundaries, pleasant flagged patio area, a central trellis divide leading to a further substantial lawned garden which houses a concrete sectional single garage and greenhouse.

## OUTBUILDINGS

To the rear of the property there is a newly constructed brick and block built substantial detached garage measuring approx. 7.4m x 5.95m (24' 3" x 19' 6") with up and over remote operated door, rear uPVC window and matching personal door, insulated walls, pitched roof provides storage, internal power and lighting and being fully alarmed. At the rear of the garden the property benefits from a substantial concrete sectional detached garage.



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## SERVICES

Mains gas, electricity, water and drainage are understood to be connected.

## CENTRAL HEATING

There is an oil fired central heating system to radiators.

## DOUBLE GLAZING

The property has full uPVC double glazed windows and doors with the exception of the front door and rear landing window.

## **\*\*IMPORTANT\*\***

### PURCHASE PROCEDURE

Once you are interested in purchasing a property, please contact our office before applying for a mortgage or instructing solicitors. Our Sales Negotiators and Mortgage Advisors are most helpful and will give you every assistance in purchasing your new home. Any delay in contacting us may result in the property being sold to another party and survey and legal fees being unnecessarily incurred.

## THINKING OF SELLING?

Our trained and experienced Valuers offer free market advice and will guide you through all the steps in moving home and appointments can be usually made within 24 to 48 hours.



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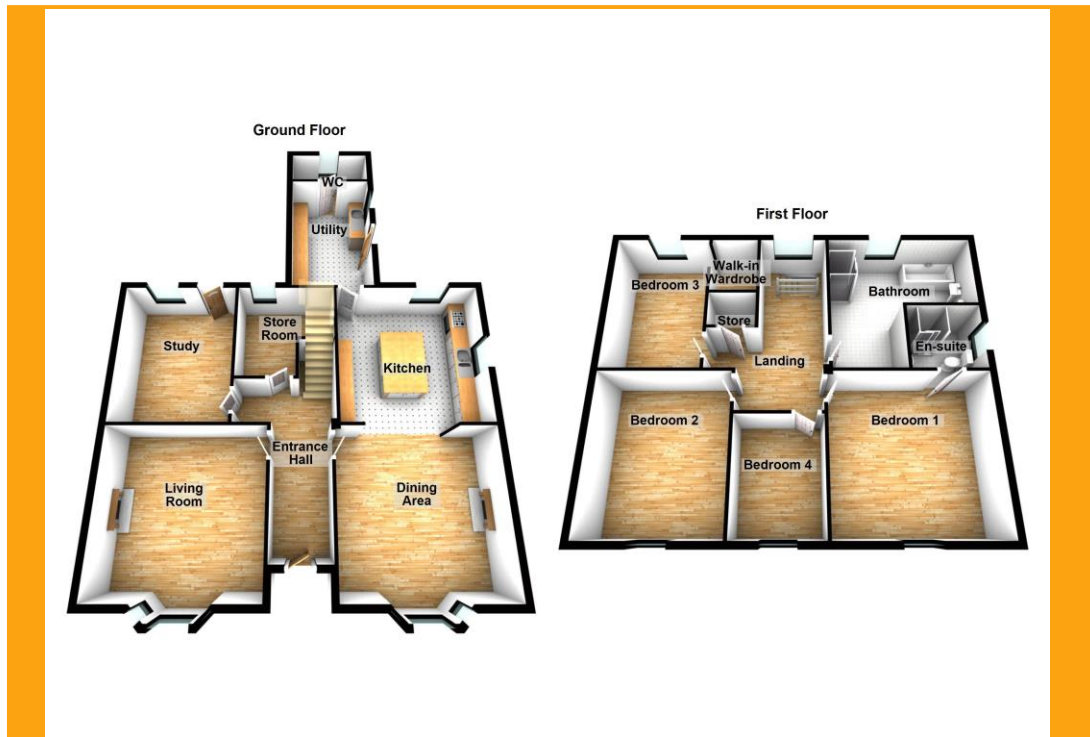
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