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Offers in the region of
£450,000

64 High Street

Epworth, Doncaster, Lincolnshire, DN9 1EP
4 Bedroom Detached Bungalow

EPC Rating: C



- ✓ **AN OUTSTANDING EXECUTIVE DETACHED BUNGALOW**
 - ✓ **LARGE OPEN PLAN LIVING/DINING ROOM**
 - ✓ **STYLISH FITTED KITCHEN & UTILITY ROOM**
 - ✓ **4 / 5 BEDROOMS**
 - ✓ **MODERN FITTED BATHROOM**
- ✓ **PRIVATE LANDSCAPED SURROUNDING GARDENS**



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An outstanding executive detached bungalow, privately set within surrounding landscaped gardens and within a short walking distance to the ever-popular town centre of Epworth. The deceptively spacious, versatile and superbly presented accommodation has undergone an extensive refurbishment by the current owners, creating a beautiful home that must be viewed internally to fully appreciate. The impressive accommodation briefly comprises;

FRONT ENTRANCE HALLWAY

Enjoys a front hardwood entrance door with inset patterned glazing with adjoining side light, ceiling spotlight, oak engineered flooring, low level storage units, a cloaks space and internal doors that allow access off to;



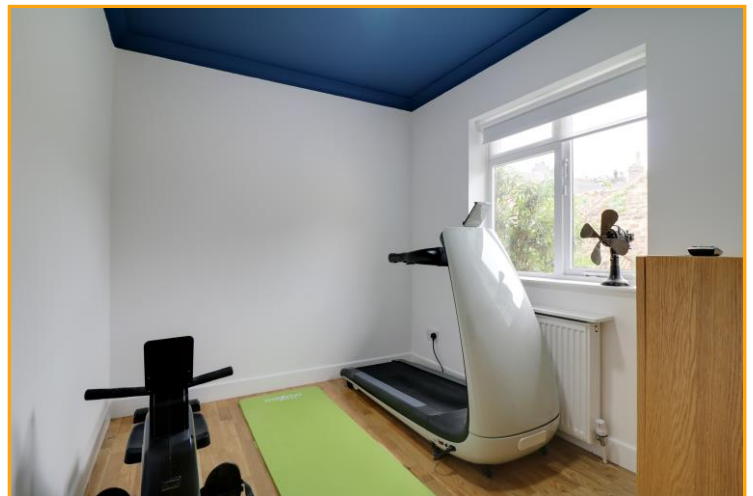
FRONT CLOAKROOM

With a side hardwood glazed window with frosted glazing and a two piece suite comprising of a low flush WC and wall mounted wash hand basin with part panelling to walls and continuation of oak engineered flooring.



BEDROOM 4

Measures approx. 2.31m x 2.75m (7' 7" x 9' 0"). With a side double glazed hardwood window and continuation of oak engineered flooring.



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SPACIOUS OPEN LIVING

Measures approx. 6.17m x 3.89m (20' 3" x 12' 9"). With two twin double glazed windows, continuation of oak engineered flooring, TV input and an opening that leads through to;

DINING AREA

Measures approx. 3.02m x 3.19m (9' 11" x 10' 6"). With a front hardwood double glazed window and continuation of oak engineered flooring.

FLEXIBLE RECEPTION ROOM/BEDROOM 5

Measures approx. 3.6m x 3.8m (11' 10" x 12' 6"). Enjoying a multi aspect with rear and side double glazed windows and a uPVC double glazed entrance door allowing access to the patio area and continuation of oak engineered flooring and inset ceiling spotlights.



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STYLISH HIGH QUALITY KITCHEN

Measures approx. 2.59m x 4.06m (8' 6" x 13' 4"). With a side double glazed hardwood window. The kitchen enjoys an extensive range of white matte fronted low level units drawer units and wall units with oak pull handles with solid oak worktops with matching upstands incorporating a double inset Belfast sink unit with block mixer tap and drainer to the side, a range of Smeg integral appliances which include an oven with matching grill and microwave, a five ring gas hob with overhead canopied extractor fan and downlighting, splash back, integral dishwasher, Smeg American style fridge freezer, continuation of oak engineered flooring, panelling to the walls, inset ceiling spotlights and an internal hardwood glazed door which allows access to;



UTILITY ROOM

Measures approx. 2.45m x 2.97m (8' 0" x 9' 9"). With a rear hardwood double glazed window and loft access. The utility enjoys matching low units, drawer units and high units to the kitchen with solid wood oak worktops with matching upstands and plumbing for an automatic washing machine, space for a tumble dryer, further space for a tall fridge freezer, a newly fitted modern Worcester Bosch gas combi boiler, continuation of oak engineered flooring, inset ceiling spotlights, and a rear barn style hardwood glazed door allowing access to the rear garden.



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INNER HALLWAY

Enjoys two built-in storage cupboards, loft access, continuation of oak engineered flooring and internal doors which allows access off to;

MASTER BEDROOM 1

Measures approx. 3.58m x 4.03m (11' 9" x 13' 3"). With a rear double glazed hardwood window, continuation of oak engineered flooring and a built-in storage cupboard.

DOUBLE BEDROOM 2

Measures approx. 3.02m x 4.29m (9' 11" x 14' 1"). With a rear hardwood double glazed window, continuation of oak engineered flooring and a built-in storage cupboard.

DOUBLE BEDROOM 3

Measures approx. 2.93m x 3.52m (9' 7" x 11' 7"). With a side hardwood double glazed window, continuation of oak engineered flooring and storage space.



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STYLISH FITTED MAIN BATHROOM

Measures approx. 2.42m x 2.81m (7' 11" x 9' 3"). With a side hardwood double glazed window with frosted glazing, a range of quality white goods including a free standing double ended bath, a rectangular vanity wash hand basin with matt storage unit beneath with block mixer tap and illuminated mirror above, a low flush WC and a spacious walk-in shower cubicle with overhead large chrome main shower with glazed door, inset ceiling spotlights, panelling to the walls, two wall mounted vertical radiators in gun metal grey, oak style laminate flooring and inset ceiling spotlights.

GROUNDS

The bungalow stands in well kept established gardens which feature a lawned area with shaped borders and a wide variety of flowering plants, shrubs and boundary hedging providing an excellent degree of privacy. A spacious flagged patio entertaining area wraps around the bungalow providing excellent entertaining areas with further original walled boundaries. On the eastern side there is a crazy paved patio/sitting area leading from the stable door of the utility and an outside cold water service. Access to the property is via a private driveway off the High Street and there are double opening wrought iron gates which leads onto the front of the bungalow which has stone chippings and parking for several vehicles and also access into the garage. There are a selection of trees and shrubs within the front garden and steps lead into the front entrance.



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OUTBUILDINGS

The garden includes a range of outbuildings including a timber-built summer house, an aluminum glazed framed greenhouse and a further timber storage shed.

SERVICES

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

CENTRAL HEATING

There is a modern gas fired central heating system to radiators.

DOUBLE GLAZING

The property has full double glazed windows and doors.

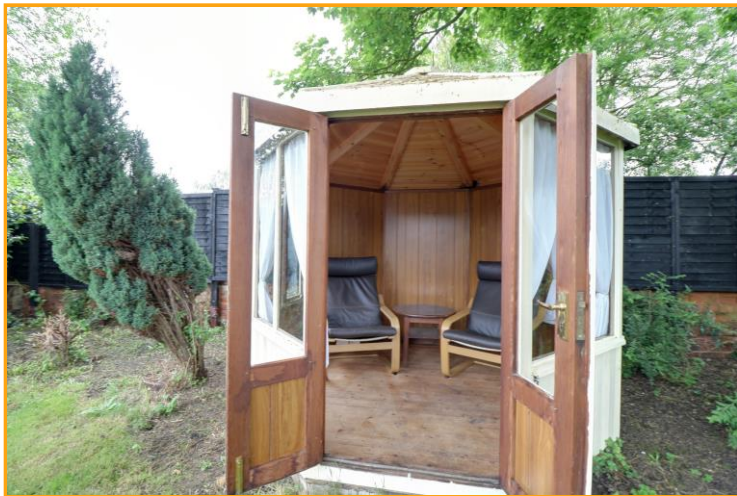
IMPORTANT

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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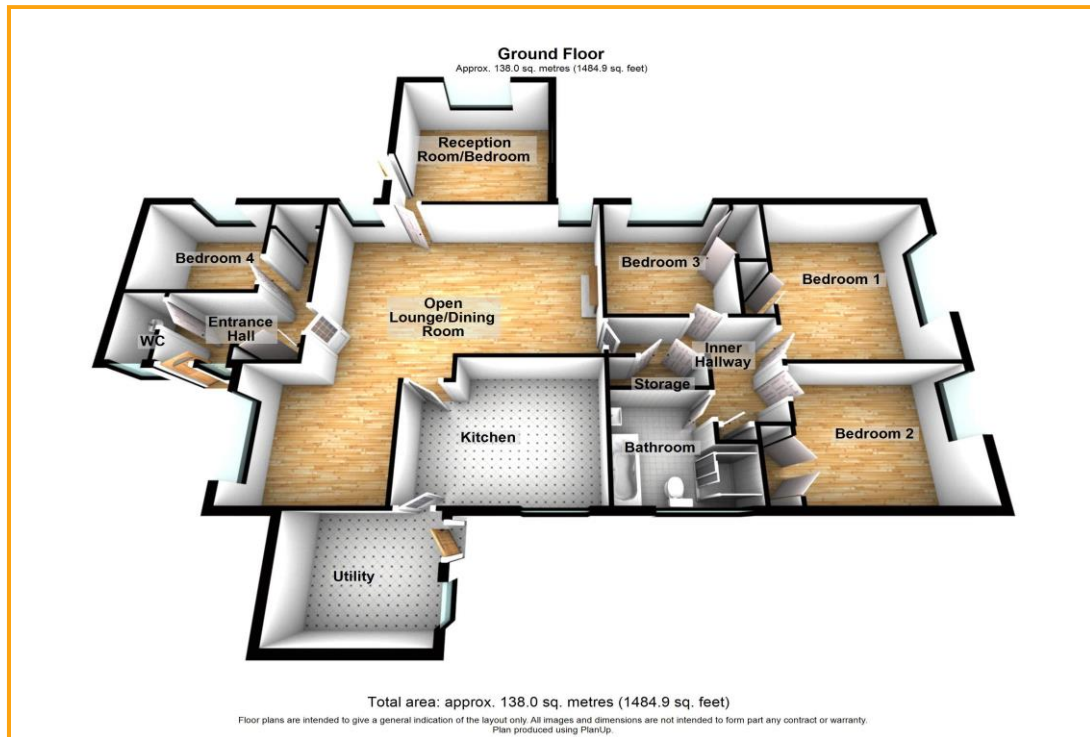
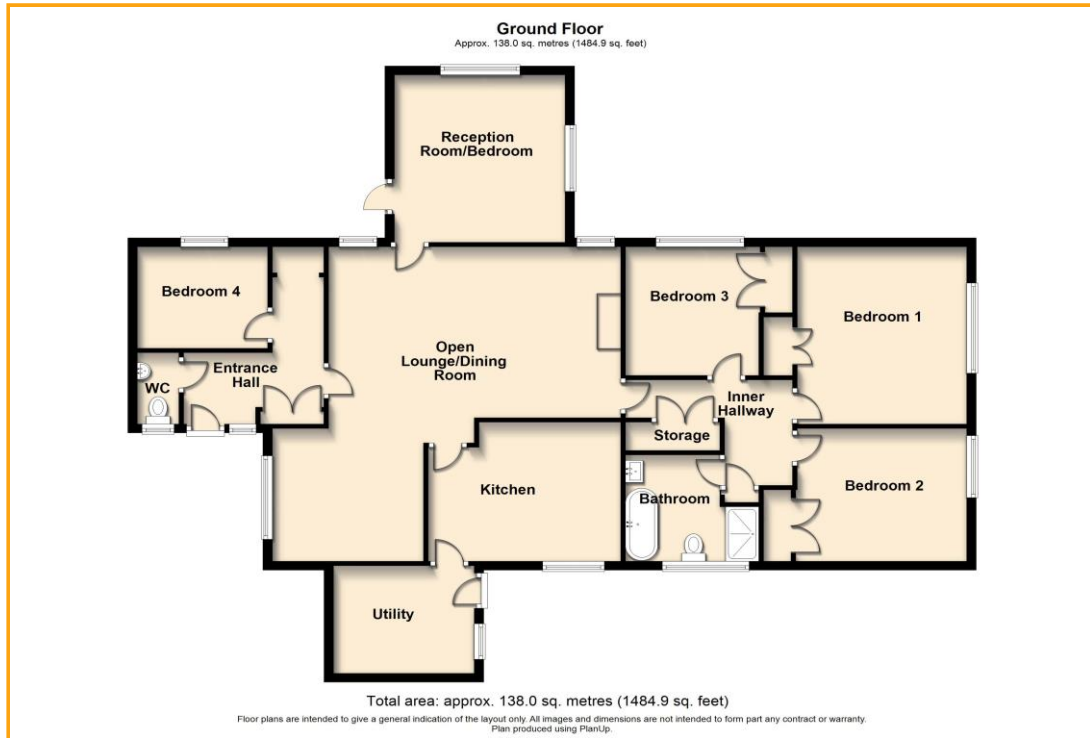
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