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the family estate agents

Price Guide  
**£349,950**

UNAPPROVED DRAFT BROCHURE

EPC Rating: C

## 34 Station Road

Owston Ferry, Doncaster, DN9 1AW

4 Bedroom Detached House



- ✓ STUNNING OEN VIEWS TO THE FRONT AND REAR
- ✓ STYLISH OPEN PLAN LIVING/DINING KITCHEN
  - ✓ 4 BEDROOMS
  - ✓ 2 SHOWER ROOMS
  - ✓ ATTACHED GARAGE
- ✓ PRIVATE SURROUNDING GARDENS

15-17 High Street, Epworth, Lincolnshire, DN9 1EP

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An individually designed modern detached family home offering extremely versatile accommodation that must be viewed internally to fully appreciate. The accommodation comprises –

## FRONT ENTRANCE HALL

Measures Approx 4.35m x 2.27m (14' 3" x 7' 5"). Large reception hallway enjoying a front UPVC doorway with inset patterned glazing and adjoining sidelights, laminate flooring, part tiling to walls, single panel radiator, loft access, internal doors through to utility, wet room and ground floor bedroom.

## WETROOM

Measures Approx 1.78 m x 3.55m (5' 10" x 11' 8"). Enjoying a side view UPVC window with inset patterned glazing, modern suite comprising of close couple low flush WC, matching wall mounted vanity wash hand basin with matching side cabinet with mirrored backing, walk in shower with glazed screen and overhead main shower with rainwater head, tiled flooring and mermaid boarding to walls, large chrome towel rail.

## GROUND FLOOR BEDROOM 1

Measures Approx 3.02m x 6.16m (9' 11" x 20' 3"). Enjoying rear uPVC double glazed window with matching French doors gaining access to the garden, double paneled radiator, TV point and ceiling light and fan.

## UTILITY ROOM

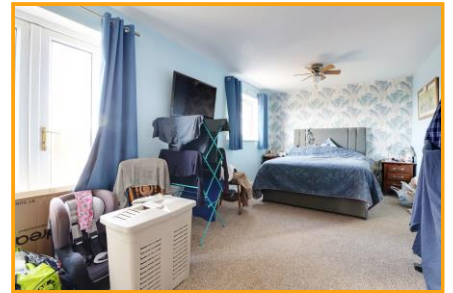
Measures Approx 3.67m x 2.73m (12' 0" x 8' 11"). A spacious utility room enjoying a front view UPVC double glazed window and an extensive range of matching base, drawer and wall units with a complimentary wooden style rolled edge working top surface with tiled splash backs incorporating a single stainless steel sink unit that drains to the side with bloc mixer tap, space and plumbing for appliances, tiled flooring, part tiling to walls, single panel radiator, door leads through to an attractive open-plan L-shaped dining kitchen.

## OPEN PLAN L-SHAPED DINING KITCHEN

Measures Approx 4.94m x 6.1m (16' 2" x 20' 3") enjoying a dual aspect front UPVC double glazed window, matching rear uPVC French double glazed doors allowing access to the garden.

## KITCHEN

The kitchen enjoys an attractive range of ivory white finish low level units drawer and wall units, with plush aluminum style hidden pull handles with a complimentary patterned working top surface, tiled splash backs incorporating a 4-ring electric hob, overhead glazed canopy extractor with down lighting, eye level oven, central island with plumbing for a dishwasher which also incorporates a single sink unit which drains to the side with single Bloc mixer tap, space for a fridge freezer, laminate flooring, internal French glazed doors leading through to a pleasant living room.



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## LIVING ROOM

Measures Approx 4.30 m x 4.31 m (14' 1" x 14' 2"). Enjoying a front uPVC double glazed window with excellent open views, single panel radiator, TV point, staircase allowing access to the first-floor accommodation with open style balustrading and matching newel post giving access to the first-floor accommodation, under space storage, ceiling light and fan. Door leads through to rear sitting room/bedroom 4.

## REAR SITTING ROOM/BEDROOM 4

Measures Approx 3.01 m x 4.30 m (9' 11" x 14' 1"). Enjoying a rear UPVC double glazed window, single paneled radiator.

## FIRST FLOOR LANDING

Side view UPVC double glazed window enjoying excellent open views with doors off to

## REAR BEDROOM 2

Measures Approx 4.32 m x 2.85 m (14' 2" x 9' 4") rear UPVC double glazed window, double paneled radiator.

## FRONT BEDROOM 3

Measures Approx 2.90m x 3.27 m (9' 6" x 10' 9"). Enjoying a front UPVC double glazed window, double paneled radiator, TV point, built-in over stairs wardrobe.

## SHOWER ROOM

Measures Approx 2.28m x 1.98 m (7' 6" x 6' 6"). Enjoying a 3-piece suite in white comprising low flush WC, pedestal wash hand-basin, corner shower cubicle with overhead electric shower, tiled walls with glazed surround, tile effect cushion flooring and single paneled radiator.

## GROUNDS

The property enjoys surrounding gardens which is entered by a traditional 5-bar timber gate with vehicle access on to an extensive bloc paved driveway which allows parking for an excellent number of vehicles and room for a caravan or motorhome if required with direct access to the attached garage.

Gardens to the front are lawned with planted hedge and tree borders enjoying open views. The rear enjoys an excellent degree of privacy with extensive seating area with access available from the ground floor bedroom 1 and kitchen. The garden is a lawned area with surrounding fenced boundaries.

## OUTBUILDINGS

Measures approx., 2.94 m x 5.56m (9' 8" x 18' 3"). The property enjoys the benefit of an attached garage with up and over front door, side UPVC double glazed personal door, floor mounted oil central heating boiler, internal power for lighting and room for providing storage.



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## SERVICES

Electricity, water and drainage are understood to be connected.

## CENTRAL HEATING

The property benefits from an oil-fired central heating system.

## DOUBLE GLAZING

There are uPVC 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.

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