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Price Guide
£550,000

UNAPPROVED DRAFT BROCHURE

EPC Rating: D

“Turbary Lodge”

Turbary, Epworth, Doncaster, North Lincolnshire, DN9 1DY
4 Bedroom Detached Bungalow



- ✓ A STUNNING SELF-BUILT DETACHED EXECUTIVE BUNGALOW
- ✓ OPEN PADDOCK VIEWS TO THE FRONT & REAR
- ✓ STYLISH FITTED BREAKFASTING KITCHEN & UTILITY ROOM
- ✓ 4 DOUBLE BEDROOMS WITH A MASTER EN-SUITE
- ✓ STUNNING BATHROOMS
- ✓ EXTENSIVE MATURE GARDENS

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"Turbarry Lodge"

Turbarry, Epworth, Doncaster, North Lincolnshire, DN9

1DY

4 Bedroom Detached Bungalow



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'Turbarry Lodge' is a fine individual executive detached bungalow offering deceptively spacious and superbly presented accommodation that must be viewed internally to fully appreciate. Occupying large mature grounds with excellent privacy and providing ample parking with access to a detached double garage. The accommodation comprises;

IMPRESSIVE CENTRAL RECEPTION HALLWAY

Being T-shaped with a front composite double glazed entrance door with inset leaded glazing, adjoining side lights, attractive marble tiled flooring, wall to ceiling coving, loft access and fitted storage cupboard.

STYLISH RE-FITTED BREAKFASTING KITCHEN

Measures Approx. 5.84m x 3.5m (11' 6" x 19' 2"). Enjoying a rear and side uPVC double glazed window enjoying excellent garden views. The kitchen enjoys an extensive range of contemporary handleless gloss finished low level units, drawer units and wall units with integral appliances and enjoying a complementary patterned worktop with matching shallow uprising and tiles above, incorporating a one and a half bowl sink unit with drainer to the side and block mixer tap, built in electric Neff hob with glazed splash back and overhead stainless steel and glazed canopied extractor, eye level double oven, space for an American style fridge freezer, part tiled flooring, wall to ceiling coving, inset ceiling spotlights and door leads through to;

UTILITY ROOM

Measures Approx. 2.64m x 2.84m maximum (9' 4" x 8' 8"). Enjoying a rear uPVC double glazed entrance door with inset pattern glazing allowing access to the garden and side window and enjoying an extensive range of lime wash effect fitted storage cupboards with a patterned rolled edge working top surface with modern splash back incorporating a single stainless steel sink unit with drainer to the side and block mixer tap, space and plumbing for appliances, attractive marble tiled flooring and door through to;

CLOAKROOM

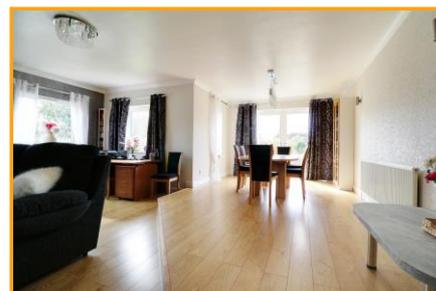
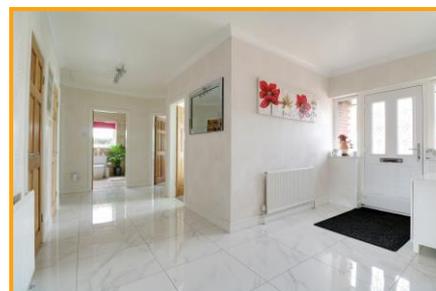
Enjoys a two piece suite in white comprising a low flush WC, vanity wash hand basin with tiled splash back and continuation of tiled flooring.

LARGE OPEN PLAN LIVING/DINING ROOM

Measures Approx. 6.04m x 12.23m maximum (40' 1" x 19' 10"). Enjoying surrounding uPVC double glazed windows and rear french doors allowing access to the garden, attractive wooden flooring and enjoying a feature brick fireplace with a contemporary inset feature wood burning stove, wall to ceiling coving, TV point, two single wall light points and internal glazed French doors lead back through to the Reception Hallway.

MASTER BEDROOM 1

Measures Approx. 4.96m plus door opening recess x 3.96m (12' 12" x 16' 3"). Enjoying a dual aspect with rear and side uPVC double glazed windows. Enjoying stylish fitted bedroom furniture.



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STYLISH EN-SUITE SHOWER ROOM

Measures Approx. 2.08m x 2.84m (9' 4" x 6' 10"). Enjoying a side uPVC double glazed window with inset pattern glazing and a three piece suite comprising a close-coupled low flush WC, broad vanity circular basin with storage unit beneath and set within a high gloss top with tiled detailing behind, double walk in shower cubicle with rain water head and glazed surround, tiled flooring, fully tiled walls, large modern radiator, PVC clad to ceiling and inset modern LED spotlights.



FRONT DOUBLE BEDROOM 2

Measures Approx. 3.57m x 3.55m into wardrobes (11' 8" x 11' 9"). Enjoying front uPVC double glazed window, wall to ceiling coving and enjoying a fully fitted bank of wardrobes to one wall with sliding fronts.

FRONT DOUBLE BEDROOM 3

Measures Approx. 3.07m x 2.96m (9' 9" x 10' 1"). Enjoying a front uPVC double glazed window, wall to ceiling coving and fitted wardrobes with sliding fronts.

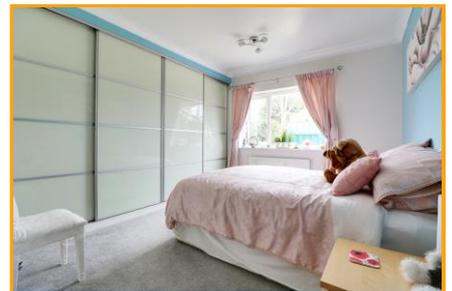


FRONT DOUBLE BEDROOM 4

Measures Approx. 2.97m x 3.09m (10' 2" x 9' 9"). Enjoying a front uPVC double glazed window, wall to ceiling coving and fitted wardrobes with sliding fronts.

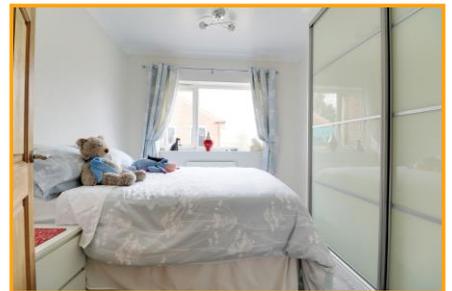
STYLISH FAMILY BATHROOM

Measures Approx. 2.82m x 3.23m (10' 7" x 9' 3"). Enjoying a side uPVC double glazed window with inset pattern glazing and enjoying a most attractive four piece suite in white comprising close-coupled low flush WC, broad vanity wash hand basin, "his and hers" panelled bath and a double walk in shower cubicle with rain water head and surrounding glazed screen, tiled flooring, fully tiled walls, stylish radiator, PVC clad to ceiling and inset ceiling spotlights.



BEDROOM 4

Measures Approx. 6.63m x 5.43m (17' 10" x 21' 9") The property enjoys the benefit of a substantial brick and block built detached double garage, enjoying twin electric remote operated roller doors, side personal door and window, benefits from internal power and lighting and pitched roof providing storage.



GROUNDS

The property enjoys substantial private gardens with the front enjoying a gravel laid driveway that provides excellent parking facilities and access to the garage which enjoys flagged seating or additional parking, access is also available down the side of the property leading to a principally lawned garden enjoying rear paddock views and providing a private flagged seating area.



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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 boiler to radiators.

DOUBLE GLAZING

There are uPVC double glazed windows and doors.

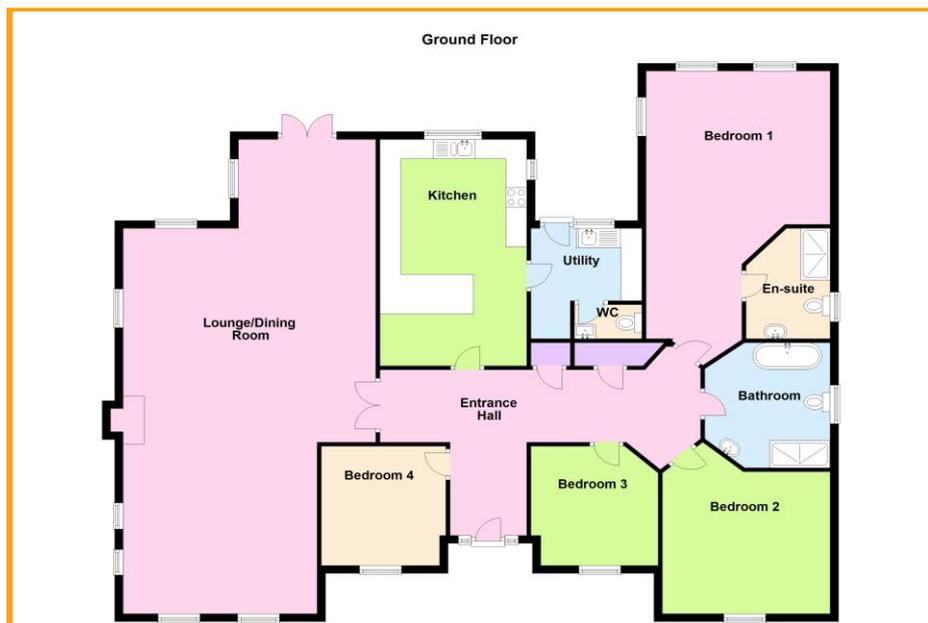
**** IMPORTANT ****

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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