





10 Epworth Road, Owston Ferry

£360,000 Freehold

A FINE TRADITIONAL DETACHED FAMILY HOME • LARGE PRIVATE GROUNDS WITH EXTENSIVE PARKING • BEAUTIFULLY RENOVATED THROUGHOUT • SPACIOUS OPEN PLAN LOUNGE/DINING ROOM & PLEASANT REAR CONSERVATORY • ATTRACTIVE FITTED KITCHEN • 3 BEDROOMS • LUXURY FAMILY BATHROOM • HIGHLY SOUGHT AFTER VILLAGE LOCATION • VIEWING IS ESSENTIAL TO FULLY APPRECIATE

paul fox
the family estate agents



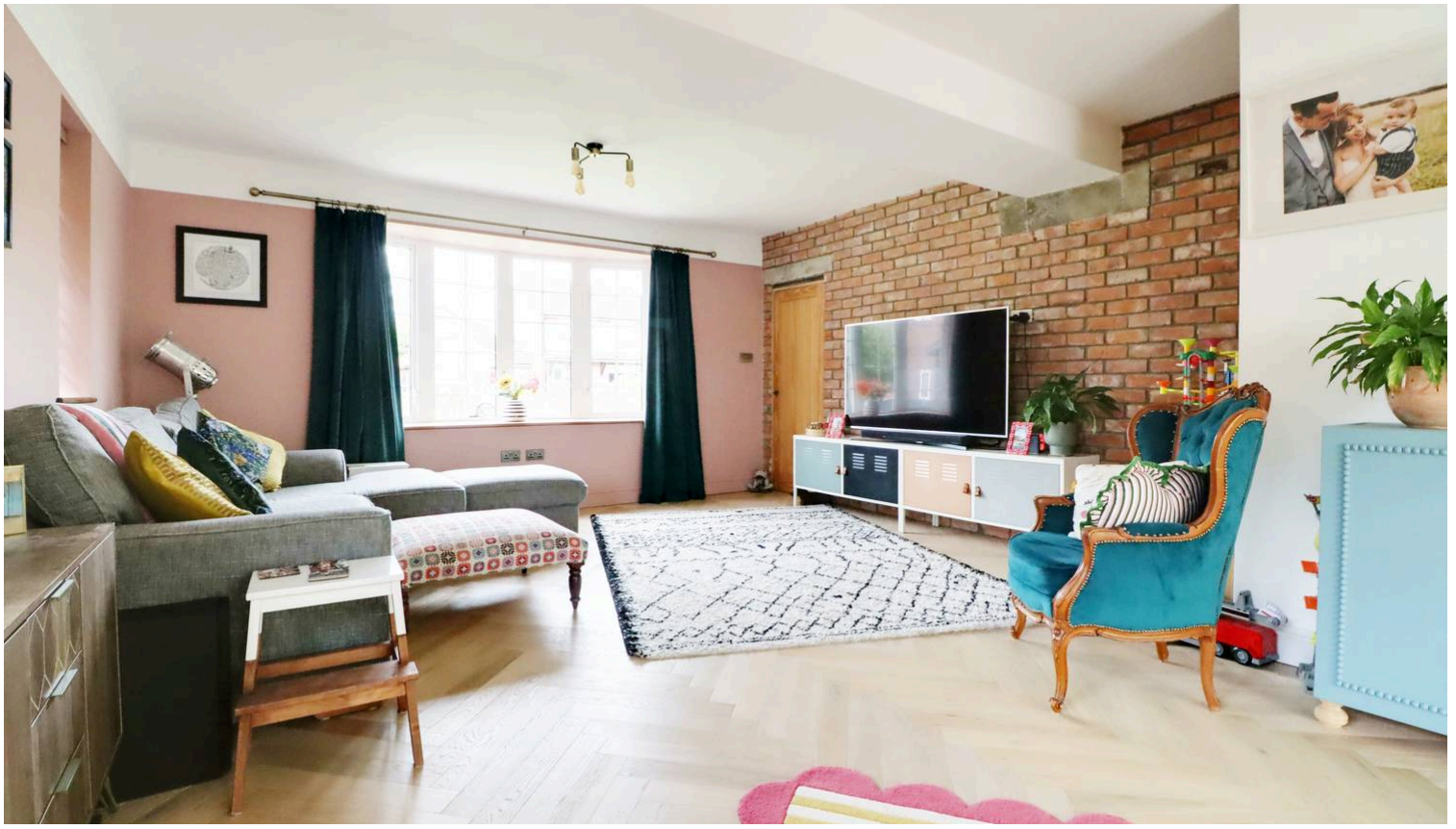
Entrance Hallway
7' 1" x 14' 3" (2.15m x 4.34m)
With a front uPVC double glazed entrance door with patterned glazing, side uPVC double glazed window, attractive herringbone style oak flooring, period style radiator and straight flight staircase leads to the first floor accommodation.

Cloakroom
Side uPVC double glazed window with patternes glazing, modern two piece suite in white comprising a low flush WC, wall mounted wash hand basin, part panelling to walls and tiled flooring.

Handsome Fitted Kitchen
10' 4" x 12' 8" (3.14m x 3.87m)
Enjoys a dual aspect with rear and side uPVC double glazed windows. The kitchen enjoys an extensive range of shaker style furniture finished in a textured black with chrome style curved pull handles with a complementary wooden effect worktop incorporating a Belfast ceramic sink unit with gold effect mixer tap, builtin five ring Neff electric hob with oven beneath and overhead canopied extractor, eye level microwave, space for an American style fridge freezer, tiled flooring and a broad opening leads through to;







Large Open Plan Lounge/Dining Room
15' 10" x 27' 6" (4.83m x 8.37m)
Enjoying a dual aspect with front and side uPVC double glazed windows, attractive herringbone oak flooring, exposed brickwork to one wall, period style radiator and internal 3 panelled bi-folding doors leads to;



Pleasant Rear Conservatory
12' 0" x 13' 0" (3.66m x 3.95m)
With surrounding dwarf walling with above uPVC double glazed windows and two entrance doors leads to a surrounding decked seating area, polycarbonate hipped and pitched roof and luxury vinyl flooring.

First Floor Landing
Side uPVC double glazed window, loft access, built-in airing cupboard and doors to;

Front Double Bedroom 1
12' 8" x 10' 7" (3.87m x 3.22m)
Front uPVC double glazed window and period style radiator.



Rear Double Bedroom 2
12' 7" x 9' 9" (3.83m x 2.96m)
Enjoying a dual aspect with rear and side uPVC double glazed windows and period style radiator.

Front Bedroom 3
6' 9" x 10' 6" (2.07m x 3.19m)
Front uPVC double glazed window and period style radiator.



Luxury Family Bathroom
10' 4" x 6' 5" (3.15m x 1.95m)
With two rear uPVC double glazed windows with patterned glazing provides a quality four piece suite in white comprising a low flush WC, broad wall mounted vanity wash hand basin, double ended panelled bath, walk-in double shower cubicle with mains shower, tiled walls and glazed screen, tiled flooring and a black towel rail.



Grounds
The property enjoys a large mature plot with front and iron railed bricked boundary wall with block paved pathway leading to the front entrance door having adjoining lawned gardens. A broad and deep pebbled driveway provides off street parking for an excellent number of vehicles with ample room for a caravan or motor home if required and allowing direct access to a timber garage/workshop. The rear garden enjoys an excellent degree of privacy being principally lawned with blocked seating area and raised decked patio area that sounds the conservatory.



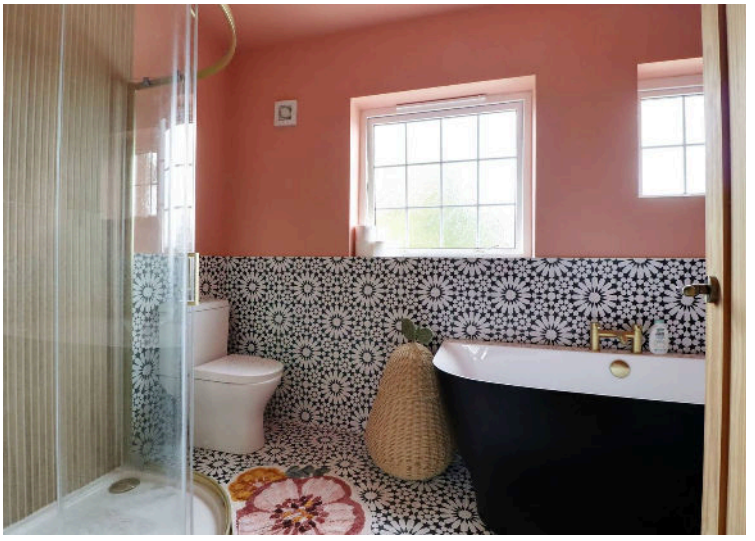
Double Glazing
Full uPVC double glazed windows and doors.

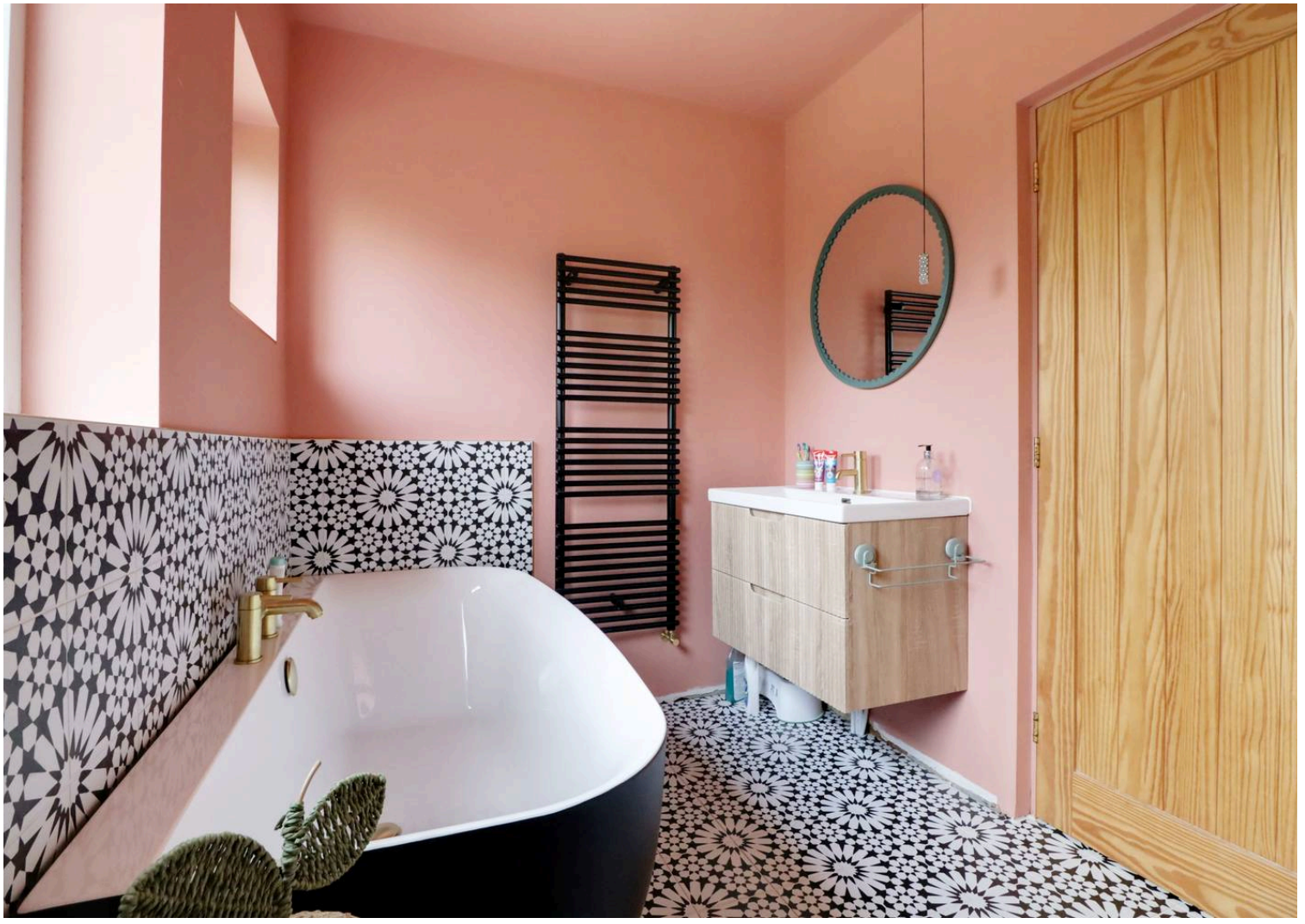
Central Heating
There is an oil fired central heating system to radiators with a modern external boiler.

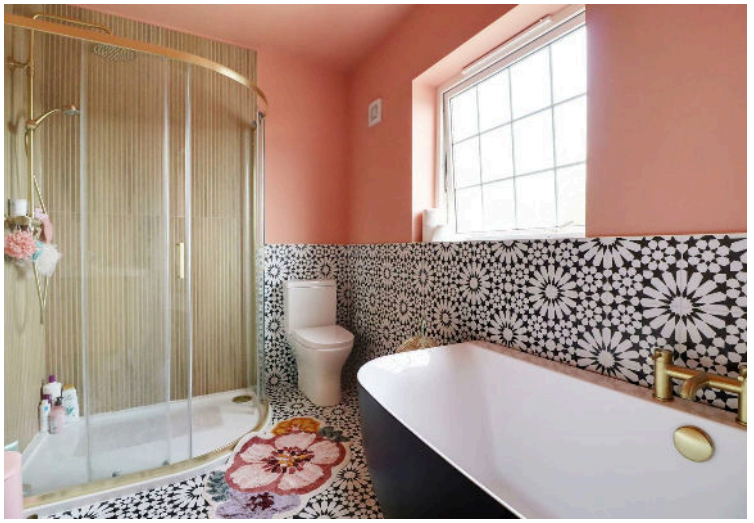










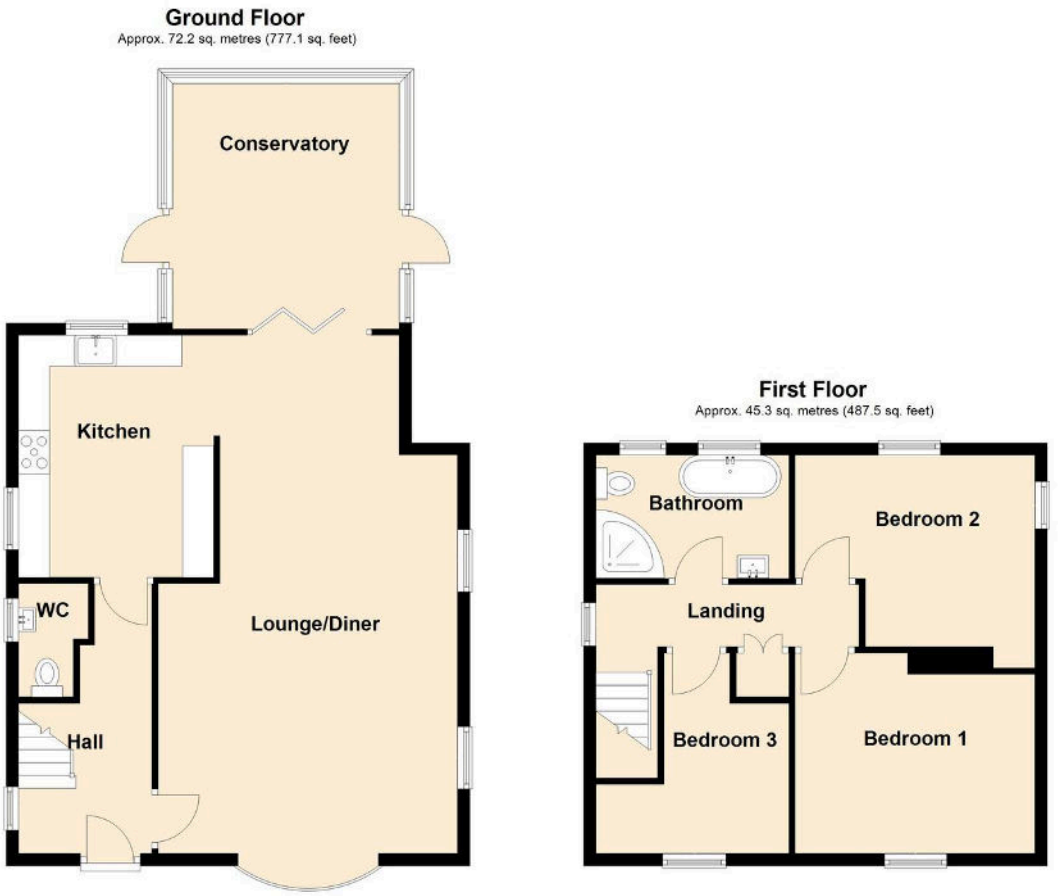


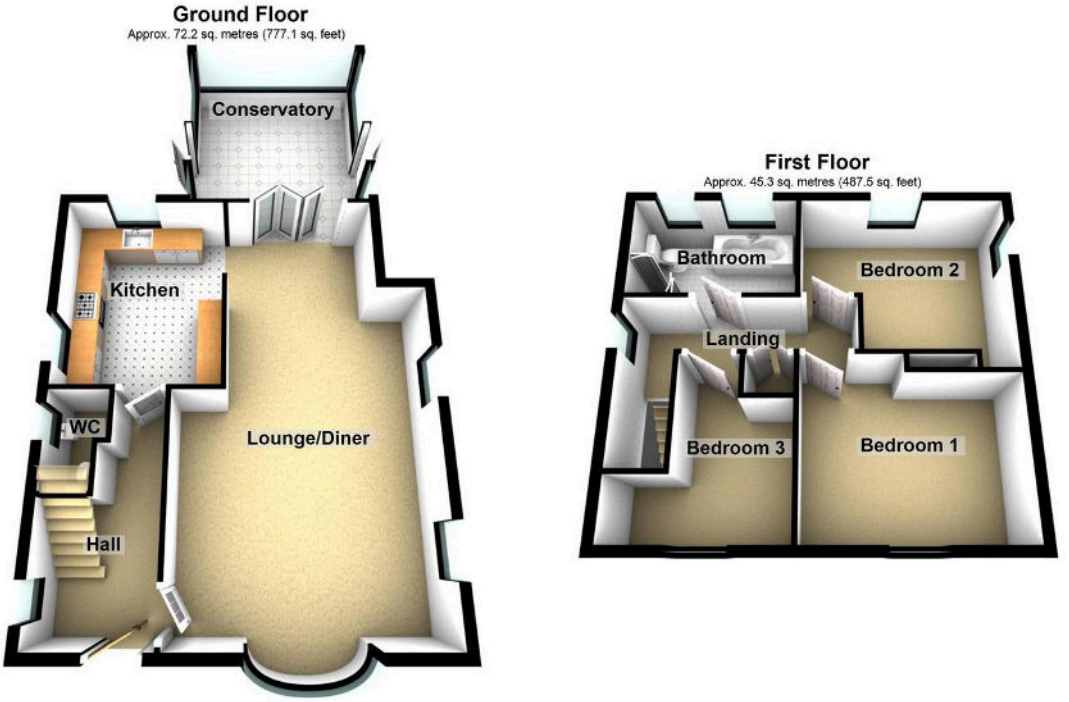












Total area: approx. 117.5 sq. metres (1264.5 sq. feet)

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