





3 South Street, Owston Ferry

£265,000 Freehold

A CHARMING DETACHED VILLAGE COTTAGE • LARGE PRIVATE GROUNDS THAT EXTEND TO APPROX. 0.5 ACRE • 2 RECEPTIONS ROOMS • SPACIOUS CENTRAL KITCHEN • 2 DOUBLE FIRST FLOOR BEDROOMS & FAMILY BATHROOM • USEFUL LOFT ROOM WITH A SHOWER ROOM • DEEP DRIVEWAY & GARAGING • VIEWING IS ESSENTIAL TO FULLY APPRECIATE

paul fox
the family estate agents

Charming 3-floor detached cottage with 2 bedrooms, hobby loft, large 0.5 acre garden, ample parking, garage, modern kitchen, and private seating area. Viewing highly recommended.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

Double Glazing
Newly fitted uPVC double glazed windows and doors with the exception of the loft room having timber framed windows.

Central Heating
There is a solid fuel manual feed stove.

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Entrance Hallway
9' 0" x 7' 1" (2.74m x 2.15m)
Side composite double glazed entrance door with adjoining side light, staircase leads to the first floor accommodation with half landing store room and cellar and exposed floorboards.

Living Room
13' 7" x 13' 10" (4.14m x 4.21m)
With a side uPVC double glazed bow window, attractive cast iron stove on a flagged hearth, wooden beam mantle and adjoining storage cabinet.



Kitchen
13' 7" x 13' 10" (4.15m x 4.22m)
With side uPVC double glazed bow window. The kitchen enjoys a range of matching low level units, drawer units and wall units with a complementary patterned worktop incorporating a ceramic one and a half bowl sink unit with drainer to the side and block mixer tap, electric range cooker with overhead canopied extractor, space and plumbing for appliances, feature bricked fireplace with a central multi fuel cast iron stove which forms the central heating on a quarry tiled projecting hearth, exposed floorboards and bricked archway leads through to;



Pleasant Dining/Sitting Room
13' 9" x 9' 7" (4.20m x 2.91m)
Side uPVC double glazed window, matching sliding patio doors leads to the garden, slate tiled flooring and vaulted ceiling with exposed beams.



Pleasant Dining/Sitting Room
13' 9" x 9' 7" (4.20m x 2.91m)
Side uPVC double glazed window, matching sliding patio doors leads to the garden, slate tiled flooring and vaulted ceiling with exposed beams.

First Floor Landing
Side uPVC double glazed window, second staircase leading to the loft room and doors to;

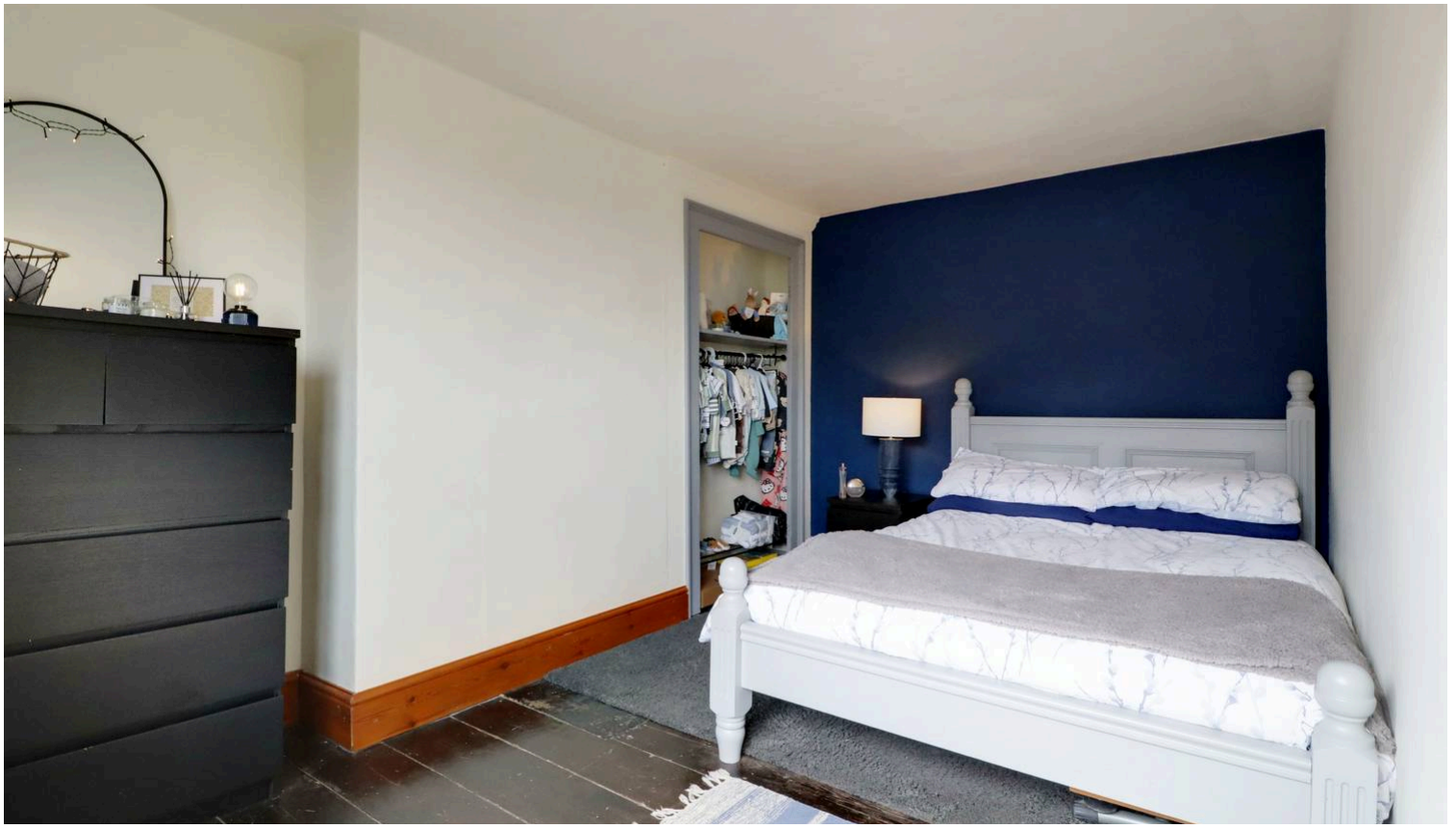


Master Bedroom 1
13' 9" x 14' 1" (4.20m x 4.28m)
Enjoys a dual aspect with front and side uPVC double glazed window with attractive river views, exposed floorboards and a feature cast iron decorative fireplace.

Double Bedroom 2
13' 9" x 9' 0" (4.20m x 2.75m)
Side uPVC double glazed window and exposed floorboards.



Family Bathroom
10' 2" x 10' 2" (3.10m x 3.11m)
Providing a four piece suite comprising a low flush WC, pedestal wash hand basin, corner shower cubicle with electric shower, feature bath, part panelling to walls and fitted chrome towel rail.



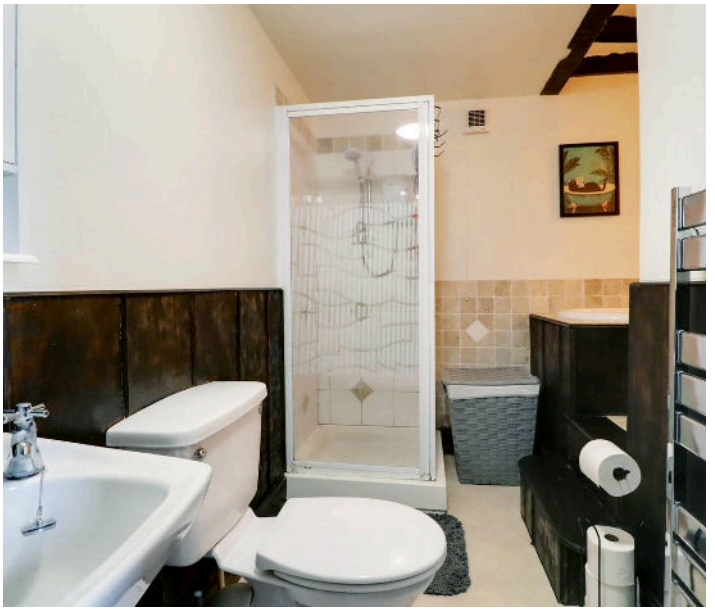
Large Loft Room
13' 1" x 27' 3" (4.00m x 8.30m)
With two side uPVC timber framed roof lights, built-in storage, central ceiling spotlights and open access leads through to;

Shower Room
10' 0" x 8' 7" (3.06m x 2.62m)
Rear single glazed window and side double glazed roof light providing a white suite comprising a low flush WC and a corner fitted wash hand basin, electric shower all within a tiled surround.



Block Built Single Garage
With double opening timber doors, rear personal door and two windows and has internal power and lighting.

Grounds
The property enjoys a large flagged and pebbled driveway allowing off street parking for an excellent number of vehicles and with direct access to the garage. The property enjoys a large private rear garden of a south westerly aspect having an initial flagged seating area with pleasant brick boundary walls and with steps down to a manageable fish pond with pebbled borders and access to the main garden of which comes principally lawned offering excellent views over the countryside.











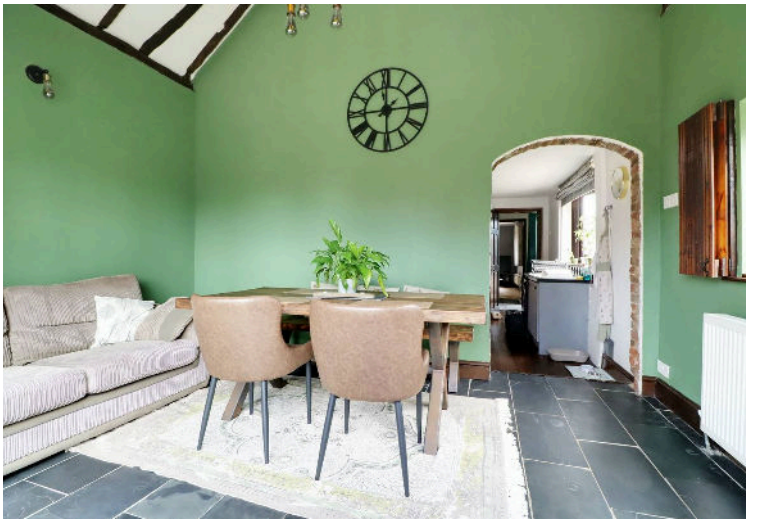




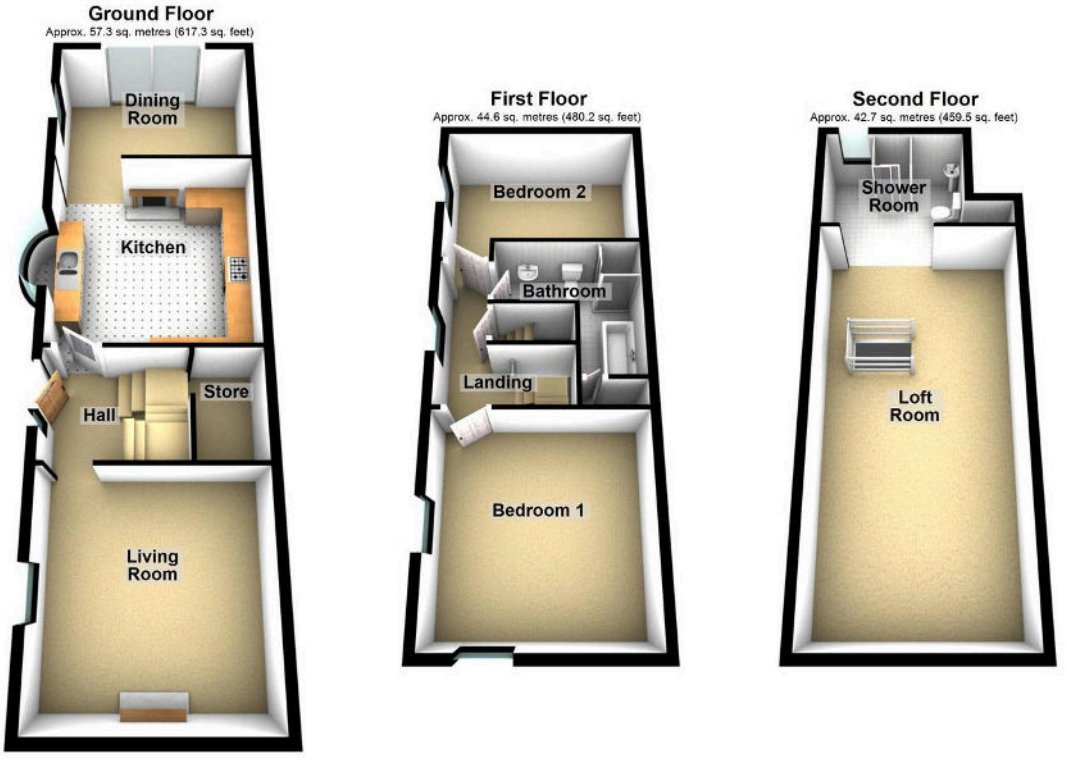












Total area: approx. 144.6 sq. metres (1557.0 sq. feet)

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