



12 Epworth Road, Owston Ferry

£395,000 Freehold

A DECEPTIVELY SPACIOUS & UNIQUE DETACHED FAMILY HOME • ATTACHED DOUBLE STOREY 2 BEDROOM INDEPENDANT ANNEX • 6 BEDROOMS IN TOTAL • 5 RECEPTION ROOMS IN TOTAL • APPROACHING 3000 SQ FT • LARGE MATURE PRIVATE GROUNDS • NO UPWARD CHAIN • VIEWING IS ESSENTIAL TO FULLY APPRECIATE



Spacious 6 bed detached home (includes 2 bed annexe), 3,000 sq ft, large gardens, ample parking, double glazing, oil heating, ideal for families or multi-generational living.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- A DECEPTIVELY SPACIOUS & UNIQUE DETACHED FAMILY HOME
- ATTACHED DOUBLE STOREY 2 BEDROOM INDEPENDANT ANNEX
- 6 BEDROOMS IN TOTAL
- 5 RECEPTION ROOMS IN TOTAL
- APPROACHING 3000 SQ FT
- LARGE MATURE PRIVATE GROUNDS
- NO UPWARD CHAIN
- VIEWING IS ESSENTIAL TO FULLY APPRECIATE





Central Reception Hallway

6' 1" x 9' 10" (1.85m x 3.00m)

Front woodgrain effect composite double glazed entrance door with patterned and leaded glazing, tiled flooring, return staircase leads to the first floor accommodation with open spell balustrading and matching newel post with a half landing rear uPVC double glazed window, wall to ceiling coving and leads off to;

Front Lounge

13' 1" x 12' 2" (4.00m x 3.70m)

With a front vertical sliding uPVC double glazed sash window, cast iron multi fuel stove on a raised tiled hearth, TV point, wall to ceiling coving and beamed ceiling.

Dining Room

12' 2" x 12' 1" (3.70m x 3.68m)

Front vertical sliding uPVC double glazed sash window, exposed floorboards, wall to ceiling coving and ceiling rose.

Rear Sitting Room

13' 1" x 9' 10" (4.00m x 3.00m)

With rear uPVC double glazed French doors leading out to the garden, part panelling to walls and wall to ceiling coving.





Kitchen

10' 0" x 9' 7" (3.05m x 2.91m)

Side uPVC double glazed window with patterned glazing. The kitchen enjoys a range of bespoke fitted shaker style furniture with a patterned butcher block worktop and incorporates a Belfast ceramic sink unit with block mixer tap and drainer to the side, built-in four ring gas hob with double oven beneath and extractor, tiled flooring, space for a fridge freezer and door leads through to;

Breakfast Room

10' 6" x 10' 9" (3.19m x 3.28m)

With side uPVC double glazed sliding patio doors, matching display units to the kitchen, exposed floorboards and doors through to;

Rear Entrance

Side composite double glazed entrance door with patterned glazing, tiled flooring and doors to a cloakroom and utility.

Cloakroom

Has a low flush WC in white and matching pedestal wash hand basin and tiled flooring.





Utility

11' 2" x 5' 11" (3.41m x 1.80m)

Side uPVC double glazed window, patterned worktop that incorporates a stainless steel sink unit and plumbing for appliances.

First Floor Landing

Continuation of open spell balustrading, wall to ceiling coving and doors to;

Master Bedroom 1

12' 2" x 12' 2" (3.70m x 3.70m)

Front sliding uPVC double glazed sash window and attractive cast iron fireplace.

Front Double Bedroom 2

12' 1" x 10' 2" (3.69m x 3.10m)

Front vertical sliding uPVC double glazed sash window.

Rear Double Bedroom 3

9' 10" x 9' 6" (3.00m x 2.90m)

Rear uPVC double glazed window.

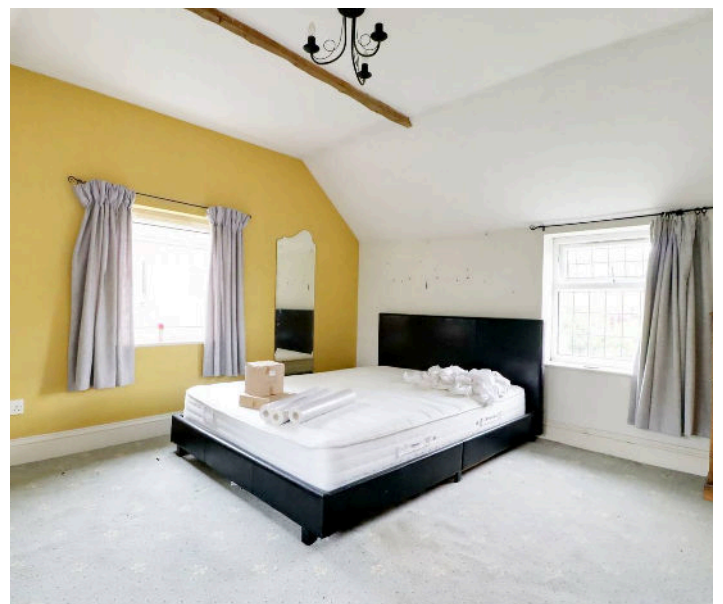
Rear Double Bedroom 4

9' 10" x 10' 2" (3.00m x 3.10m)

Rear uPVC double glazed window and built-in airing cupboard with cylinder tank and shelving.

Landing Toilet

Rear uPVC double glazed window with patterned glazing and low flush WC in white and cushioned flooring.





Family Bathroom

8' 10" x 6' 5" (2.70m x 1.95m)

Front vertical sliding uPVC double glazed sash window with patterned glazing, four piece suite comprising a low flush WC, pedestal wash hand basin, corner shower cubicle with electric shower and glazed screen, panelled bath and tiled flooring.

Adjoining Store Room

13' 1" x 10' 9" (3.98m x 3.28m)

Side uPVC double glazed entrance door, matching window, internal power and lighting, floor mounted boiler and loft access.


Annex

Annex Kitchen

12' 8" x 14' 9" (3.87m x 4.50m)

Front uPVC double glazed entrance which looks through to the courtyard, matching rear entrance door and rear window. The kitchen enjoys a range of shaker style furniture with a complementary stone top with Belfast sink unit with block mixer tap, built-in four ring electric hob with oven beneath and overhead canopied extractor, tiled flooring and doors to;



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 



Annex Central Dining Room

20' 2" x 10' 4" (6.14m x 3.16m)

Enjoys a dual aspect with front and rear uPVC double glazed windows, staircase to the first floor with understairs storage, tiled flooring and doors through to;

Annex Living Room

20' 1" x 12' 8" (6.12m x 3.85m)

With side uPVC double glazed window and rear uPVC patio doors leading to the garden.

Annex First Floor Landing

Front uPVC double glazed and leaded window, open spell balustrading and doors to;

Annex Double Bedroom 1

13' 9" x 13' 1" (4.18m x 3.98m)

Front, rear and side uPVC double glazed windows and doors to;

En-Suite Shower Room

3' 3" x 9' 8" (1.00m x 2.95m)

Double glazed Velux roof light, suite in white comprising a low flush WC, pedestal wash hand basin, double shower cubicle with mains shower and glazed screen and wooden flooring.





Annex Double Bedroom 2

13' 9" x 14' 10" (4.18m x 4.51m)

Enjoys a dual aspect with rear and side uPVC double glazed windows, exposed floorboards and eaves storage.

Annex Bathroom

9' 10" x 6' 1" (3.00m x 1.86m)

Rear uPVC double glazed window, suite in white comprising a low flush WC, bidet, pedestal wash hand basin, panelled bath, tiled flooring, fully tiled walls and chrome towel rail.

Grounds

The property enjoys a generous plot with a large pebbled driveway with room for a caravan or motor home if required, there is courtyard gardens between the house and the annex being laid to lawn and enjoying a flagged seating area. The rear garden comes principally lawned with further flagged seating area and mature planted borders.

Energy Performance Certificate

Main property EPC Rating: Current 42E Potential 73C

Annexe EPC Rating: Current 48E Potential Potential 71 C

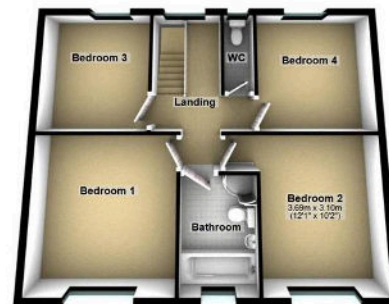
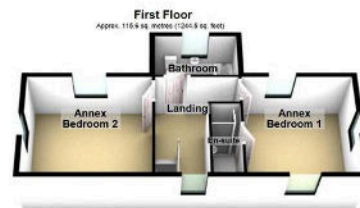
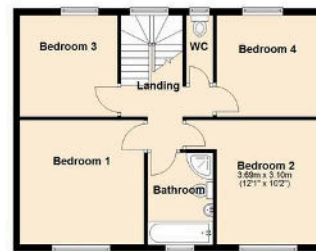
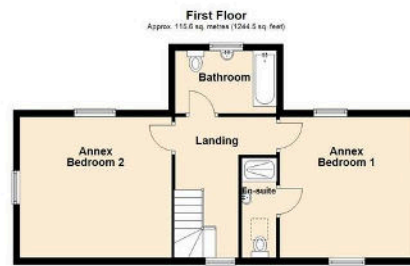
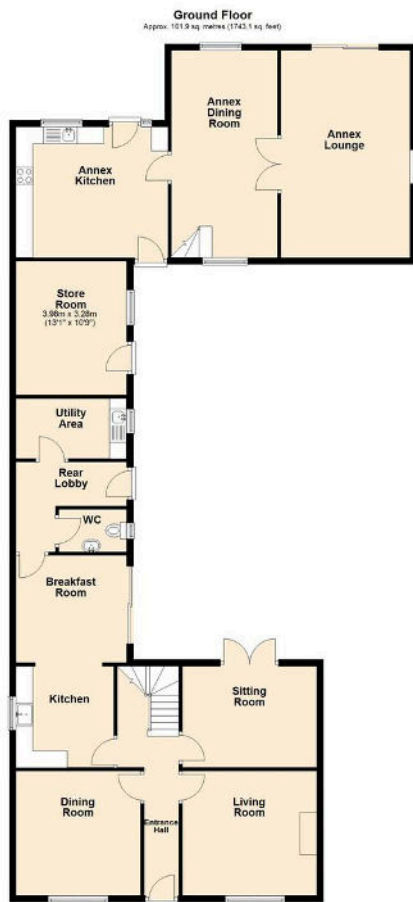
Double Glazing

Full uPVC double glazed windows and doors.

Central Heating

Oil fired central heating system to radiators.





Total area: approx. 277.6 sq. metres (2997.7 sq. feet)

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