



Battle Green, Epworth Doncaster DN9 1JT

welcome to

Battle Green, Epworth Doncaster

A spacious and versatile three-bedroom detached home situated in the desirable market town of Epworth. Offering flexible accommodation including a ground floor study/fourth bedroom, a stunning open-plan kitchen, generous off-road parking, double garage, and substantial workshop.



Entrance Porch

Double-glazed front entrance door, double-glazed window, tiled flooring and glass roof.

Hall/Dining Room

Currently used as a dining room. Features include double-glazed windows, single-glazed period entrance door, decorative fireplace, and parquet flooring.

Kitchen/Dining Room

Fitted kitchen with a range of wall and base cupboards, Belfast sink and drainer, quartz work surfaces, electric range cooker, extractor hood, integrated dish washing machine, wine fridge, two plinth heaters, door to pantry, island, bi-fold doors to garden, log burner, Velux window, three radiators, tiled flooring, two double-glazed windows, and access to part boarded loft with loft ladder, power and lighting.

Utility Room

Wall and base cupboards, work surfaces, plumbing for a washing machine, central heating boiler, radiator, double-glazed window, tiled flooring, and a door to garden.

Shower Room

WC, wash hand basin, shower cubicle, heated towel rail, and double-glazed window.

Study/4th Bedroom

Multifunctional room which can be either used as study, office or a fourth single bedroom. Features include Double-glazed window, and a radiator.

Landing

Double-glazed window, and a radiator.

Bedroom One

Double-glazed window, walk-in wardrobe with a radiator, decorative fireplace, and a radiator in the bedroom.

Bedroom Two

Double-glazed window, and a radiator.

Bedroom Three

Double-glazed window, and a radiator.

Bathroom

Double-glazed window, free standing bath, large shower cubicle, WC, wash hand basin with vanity unit, and a radiator.

Front Garden

Graveled front garden with raised vegetable plots, driveway providing off-road parking, convenient wheelie bin store, cold-water tap, and timber double gates leading to the garage

Rear Garden

Graveled rear garden with a patio seating area, raised flower beds, cold water tap, external power sockets, wall mounted electric awning, and brick walls forming the boundary. Gated side access provides a convenient route to the nearby children's playground, making it ideal for families.

Outbuildings

Double garage fitted with power, lighting and electric roller shutter door. In addition, there is a large block-built workshop benefiting from power and lighting, providing excellent storage, hobby space, or potential for a variety of uses, and a greenhouse.

Agents Note:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Battle Green, Epworth Doncaster

- Detached family home with three bedrooms
- Superb open-plan kitchen/dining/living area
- Versatile study/fourth bedroom
- Double garage with power, lighting and roller door
- Large brick-built workshop with power and lighting

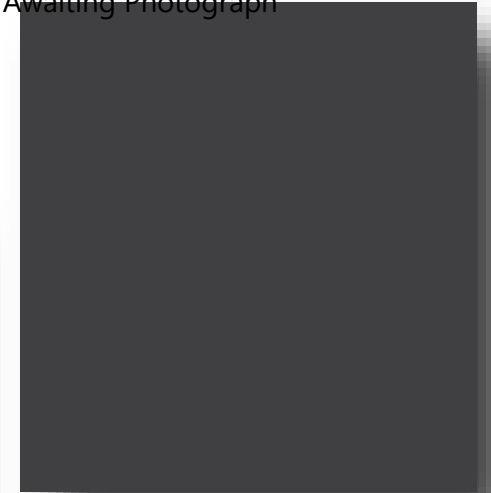
Tenure: Freehold EPC Rating: C

Council Tax Band: D

£445,000



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SCT112015 - 0003

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