

**GRICE &  
HUNTER**

Chartered Surveyors  
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Est 1924



## **Danum House, 85 Burnham Road, Epworth, DN9 1BZ**

- Refurbished 5 bedroom Detached House of substantial character •
- Close to the centre of Epworth • Refitted Kitchen and Bathroom •
- PVCu Double Glazing • Gas Central Heating • Garage •



**£359,950 No Upward Chain**

## DESCRIPTION

An individual and generously proportioned Detached House which has been extensively refurbished and boasts the following features:

- Large family sized accommodation
- Extensive block paved parking court
- Enclosed rear garden
- Modern flat roof coverings
- Ground floor Shower room
- Spacious main Lounge
- Kitchen with adjoining Dining Area
- 4 Double Bedrooms plus single Bedroom

## LOCATION

Danum House is located on the east side of Burnham Road and enjoys views from the first floor over the surrounding countryside. The house is convenient for the excellent range of local amenities within Epworth and also for local rural walks. Access to the motorway network via junction 2 of the M180 is only 3 miles.

**ACCOMMODATION** (measurements are approx. only)

Ground Floor

## ENTRANCE PORCH

with PVCu double glazed external door and windows. Tiled flooring and integral door to the garage.

## RECEPTION HALL

with radiator and understairs storage cupboard.

## LOUNGE

7.10m x 3.96m (23' 4" x 13') with front facing PVCu double glazed bow window, radiator and brick fireplace with Minster grate.



**RE-FITTED KITCHEN** 5.50m x 2.40m (18' 1" x 7' 10") having modern base and wall cabinets, work tops, 1 ½ bowl stainless steel sink unit, integrated electric oven and 4 ring electric hob. Plumbing for automatic washing machine, radiator, tiled flooring and rear facing PVCu double glazed window.



**DINING ROOM** 3.65m x 3.62m (12' x 11' 11") with radiator and PVCu double glazed patio doors to the terrace and rear garden.



**FAMILY ROOM/STUDY** 3.62m x 2.92m (11' 11" x 9' 7") with radiator and PVCu double glazed window.

**REAR ENTRANCE HALL** with PVCu double glazed external door.

**SHOWER ROOM** being fully tiled to walls and floor and including shower cubicle, w.c., and wash basin in white. Radiator, PVCu double glazed window and boiler cupboard.

### **First Floor**

**LANDING** with radiator.

**BEDROOM 1** 3.95m x 3.57m (13' x 11' 9") with radiator and front facing PVCu double glazed bow window.

**BEDROOM 2** 3.88m x 3.80m (12' 9" x 12' 6") with radiator and PVCu double glazed rear facing window.

**BEDROOM 3** 3.75m x 3.63m (12' 4" x 11' 11") with radiator and PVCu double glazed front facing window. Built-in wardrobes.

**BEDROOM 4** 3.62m x 2.60m (11' 11" x 8' 6") with radiator and rear facing PVCu double glazed window. Built-in wardrobes.

**BEDROOM 5** 2.27m x 2.18m (7' 5" x 7' 2") with radiator and PVCu double glazed patio doors to balcony.

**REFITTED BATHROOM** 2.73m x 2.40m (8' 11" x 7' 10") with modern white suite, comprising bath, wash basin and wc. Radiator, PVCu double glazed window and full tiling to walls.



### **OUTSIDE**

Block paved front parking court with walled frontage.

### **Integral Garage (5.1m x 3.65m)**

Fence enclosed rear garden with extensive block paved terrace adjoining the house.



### **SERVICES**

Mains water, electricity, drainage and gas. Gas fired central heating to radiators.

### **COUNCIL TAX**

Band F.

### **TENURE**

Freehold.

### **VIEWING**

By prior appointment with Grice & Hunter - Epworth office. Tel. 01427 873684.

**Ground Floor**

Approx. 112.4 sq. metres (1208.6 sq. feet)

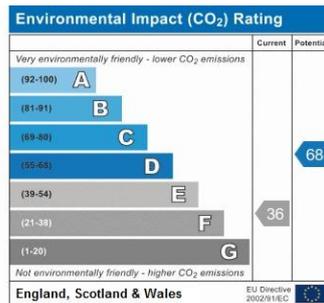
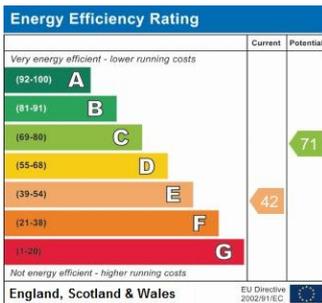


**First Floor**

Approx. 78.2 sq. metres (841.3 sq. feet)



Total area: approx. 190.6 sq. metres (2051.1 sq. feet)



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