



THE OLD ORCHARD, 45 STAINFORTH ROAD, BARNBY DUN, DONCASTER, DN3 1AB

OFFERS IN REGION OF £575,000





****PRICE REDUCED TO OIRO £575,000**THIS IS A RARE OPPORTUNITY TO PURCHASE AN INDIVIDUAL DETACHED FOUR BEDROOM FAMILY HOME SURROUNDED BY OPEN FIELD COUNTRYSIDE VIEWS TO THE REAR & SIDE. This superb detached house is positioned in an enviable position on the edge of the sought after village of Barnby Dun and is sat within a plot of approximately one third of an acre, providing purchasers the opportunity for the potential to extend the property with the relevant planning permissions. All viewings are via appointment only on this lovely family home that briefly comprises of entrance hallway, WC, living room, study, dining/sitting room, kitchen/diner, utility room, L- shaped conservatory, stairs to the first floor landing, master bedroom with en-suite bathroom, three further double bedrooms, bathroom, beautiful private established gardens to the front and rear, ample parking plus a detached single garage. THE VIEWS ALONE WILL SELL THIS HOME.**

ENTRANCE HALL

6' 7" x 15' 5" (2.03m x 4.71m) The property is accessed via the front facing double glazed frosted door with glazed side panels into the entrance hallway with radiator, laminate flooring, stairs to the first floor landing, coving and understairs cloaks cupboard.

WC

6' 7" x 3' 5" (2.03m x 1.06m) Benefitting from a low flush WC, wash hand basin, tiled flooring, coving, tiled walls, radiator and an extractor fan.

LIVING ROOM

11' 8" x 20' 11" (3.56m x 6.38m) Oak glazed double doors lead into this fantastic reception space with two double



glazed windows to the side, two radiators, coal effect gas fire with a feature marble decorative surround, coving, two ceiling lights and double glazed sliding doors to the rear which lead to the garden.

STUDY

11' 9" x 9' 8" (3.59m x 2.96m) Positioned at the front of the property with feature front facing double glazed bay window, radiator, single ceiling light, two wall lights and coving.

DINING/SITTING ROOM

12' 5" x 10' 2" (3.81m x 3.11m) Oak glazed door leading into this further versatile reception space with front facing double glazed bay window, radiator, single ceiling light, two wall lights, serving hatch to utility room and coving.

KITCHEN/DINER

10' 8" x 20' 0" (3.26m x 6.10m) Beautiful kitchen with a range of Sheraton solid oak in-frame shaker fitted units at both eye and base level, black granite work surfaces with matching up-stand splash backs, incorporating a one and a half bowl white ceramic sink, Rangemaster Classic deluxe 90 cooker with five gas burners & double electric ovens, Rangemaster extractor fan, integrated dishwasher, space for an American style fridge/freezer, tiled flooring, radiator, under unit lighting, spotlights, single ceiling light, coving, door to the utility room and rear facing double glazed French doors to the conservatory.

UTILITY ROOM

6' 9" x 9' 6" (2.08m x 2.91m) Useful utility space with tiled flooring, side facing double glazed frosted window, side facing double glazed frosted door, white fitted eye and base level units, wooden effect laminate work surface incorporating a single bowl white ceramic sink, partially



tiled walls, plumbing for a washing machine, space for tumble dryer, heated towel radiator, gas fired boiler and coving.

CONSERVATORY

9' 1" x 10' 4" (2.78m x 3.15m) & (2.78m x 4.53m) L-shaped room that offers views across the lovely garden, side facing double glazed door, rear facing double glazed French doors, tiled flooring and a ceiling fan.





STAIRS

Leading from the entrance hallway to the first floor landing.

FIRST FLOOR LANDING

12' 2" x 6' 9" (3.71m x 2.07m) Providing access to all bedrooms/bathroom, storage cupboard with hot water tank, loft access point with loft ladder and coving.

MASTER BEDROOM

11' 8" x 20' 11" (3.58m x 6.38m) Superb master bedroom with beautiful field views from the side and rear facing double glazed windows, fitted mahogany wardrobes, fitted dressing table and drawers, two radiators, two ceiling lights, coving and door to the en-suite.

ENSUITE BATHROOM

7' 3" x 11' 8" (2.23m x 3.58m) Comprising of a white low flush WC, with storage cupboard above, wash hand basin within a white vanity unit, panelled shower cubicle with dual shower head, glass screen, bath, radiator, laminate flooring, extractor fan and front facing double glazed frosted window.

BEDROOM

13'11" x 12'8" (4.25m x 3.86m) Lovely double bedroom with front facing double glazed window, wardrobe space, radiator and coving.

BEDROOM

14' 2" x 9' 6" (4.32m x 2.92m) Further spacious double bedroom with rear facing double glazed window, fitted white triple wardrobe, radiator and coving.

BEDROOM

10' 8" x 10' 0" (3.27m x 3.07m) Double bedroom, Rear facing double glazed window, wardrobe space, radiator and coving.

BATHROOM

7' 5" x 7' 8" (2.28m x 2.34m) Fully tiled and comprises of a three piece white suite with low flush WC, wash hand basin, bath with shower screen, electric shower unit above, extractor fan, coving, radiator, laminate flooring and front facing double glazed frosted window.

FRONT GARDEN & DRIVEWAY

The wrought iron gated entrance leads to the generous block-paved off street front parking area for several cars, with wall enclosure to the front, mature side privet hedge, lawned area, shrub beds, side access via single iron gate and main rear access via double wooden gates to the garage, further parking and rear garden.

DETACHED SINGLE GARAGE

The garage benefits from power points, lighting and side access door.

REAR GARDENS

Beautiful, private, established rear garden with open field views, enclosed by mature privet hedges and fencing, a raised block-paved patio dining area, raised planters, box-hedged lower gravelled seating area, mature trees including apple trees, cherry tree and magnolia, large central lawned area, greenhouse and gate access to the rear playing field. This is a lovely family garden with plenty of space for a trampoline, play equipment, football nets, hot tub, outdoor pool and which has attracted wildlife including pheasants, hedgehogs, foxes, ducks, stoats, shrews and birds of prey.

NOTES

The house has an alarm system and outdoor security lighting also.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		