





THIS SEMI-DETACHED BUNGALOW IS POSITIONED IN A SOUGHT AFTER VILLAGE LOCATION WITHIN BARNBY DUN. The property is beautifully presented throughout and provides a move in ready home for purchasers. It briefly comprises of entrance hallway, living/dining area, conservatory, kitchen, two spacious bedrooms, bathroom, front garden, driveway, single garage and rear garden. LOVLEY BUNGALOW IN DN3 & AVAILABLE WITH NO CHAIN.



ENTRANCE HALL

11' 3" x 3' 1" (3.44m x 0.96m) The property is accessed via the side facing double glazed frosted door to the entrance hallway, provides further access to all accommodation and benefits from a storage cupboard.

LIVING ROOM

9' 8" x 16' 9" (2.97m x 5.13m) Wonderful bright reception room with front facing double glazed window, radiator, coal effect gas feature fireplace with decorative surround.

KITCHEN

8' 7" x 11' 1" (2.62m x 3.38m) Nicely presented kitchen with a range of fitted units at both eye and base level, work surfaces incorporating a single and half bowl sink with drainer unit, four ring electric hob with extractor hood above, double electric oven, integrated fridge/freezer, plumbing for a washing machine, integrated dishwasher, tumble dryer, boiler housed in matching cupboard, pullout breakfast bar and a front facing double glazed window.

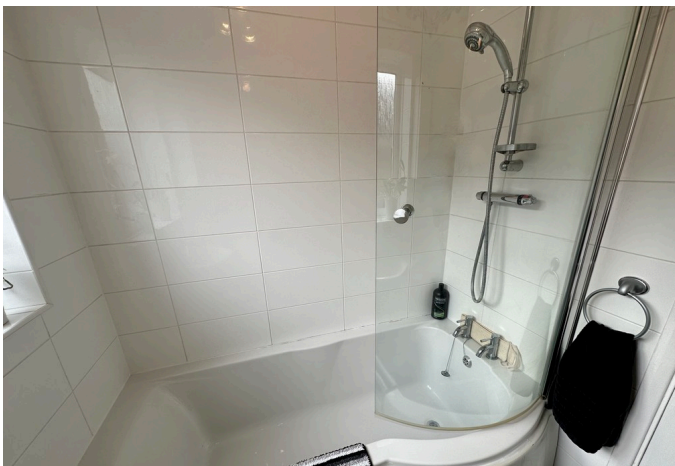
CONSERVATORY

16' 10" x 9' 3" (5.15m x 2.84m) Offering further reception space for living/dining with rear/side facing double glazed windows, rear facing double glazed French doors to the garden, laminate flooring, ceiling fan, television point and a radiator.

BEDROOM

8' 7" x 13' 10" (2.63m x 4.24m) Lovely double bedroom with rear facing double glazed window and a radiator.







BEDROOM

11' 3" x 10' 5" (3.44m x 3.18m) Further double bedroom providing access to the conservatory via the rear facing double glazed sliding doors, radiator and fitted wardrobes.

BATHROOM

5' 6" x 6' 1" (1.68m x 1.86m) Benefitting from a three piece suite comprising of a low flush WC, wash hand basin, P-shaped bath with shower screen mounted above, shower unit, heated towel radiator, tiled walls, tiled flooring, mirrored cabinet and a side facing double glazed frosted window.



FRONT GARDEN & DRIVEWAY

Low maintenance front garden with open access to the driveway providing off street parking and further side access to the garage/rear garden.

REAR GARDEN

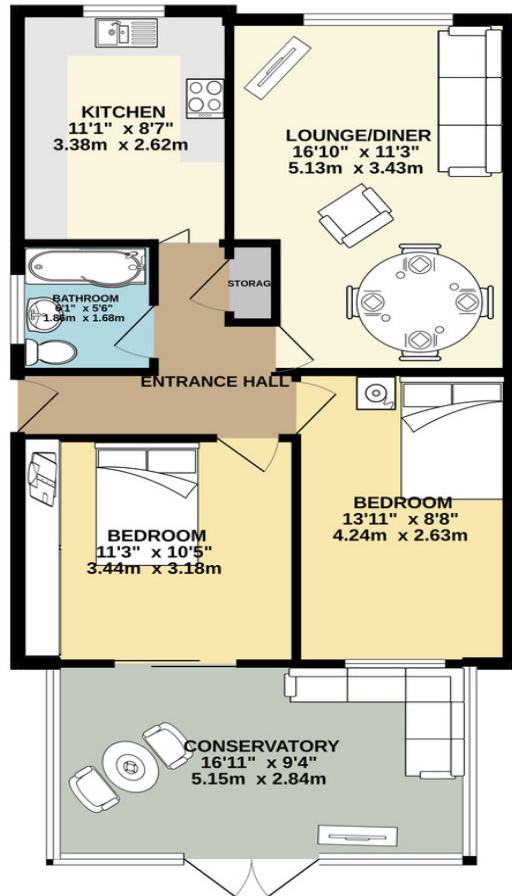
With a raised astro turf area, slate lower bed and a partial fence enclosure.

GARAGE

Single garage positioned to the side of the bungalow at the end of the driveway.



GROUND FLOOR
774 sq.ft. (71.9 sq.m.) approx.



TOTAL FLOOR AREA: 774 sq.ft. (71.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		