





WONDERFUL NEW BUILD BUNGALOW JUST BEHIND TALBOT AVENUE IN THE POPULAR VILLAGE OF BARNBY DUN. The property is a new construction providing spacious accommodation with a stylish modern finish throughout. Positioned in the heart of Barnby Dun, all the local amenities and bus routes are within walking distance. The bungalow in brief comprises of entrance hallway, living/kitchen/dining room, two double bedrooms, fabulous modern bathroom with freestanding bath and separate shower. Outside there is off street parking on the driveway and private fence enclosed rear garden. LOVELY NEW HOME.



ENTRANCE HALL

4' 9" x 13' 5" (1.46m x 4.11m) The property is accessed via the front facing double glazed frosted door to the entrance hallway, front facing double glazed frosted window, tiled flooring, spotlights, under floor heating and an alarm system.

LIVING/DINING ROOM

12' 10" x 10' 11" (3.93m x 3.35m) Open plan access from the kitchen space with front facing double glazed window, television point and under floor heating.

KITCHEN/DINER

12' 10" x 10' 11" (3.93m x 3.34m) Fabulous modern kitchen with a range of fitted storage kitchen cabinetry, square edge work surfaces with matching splash backs, incorporating a single and half bowl sink with drainer unit, four ring gas hob with extractor fan above, spotlights, under floor heating, rear facing double glazed French doors to the patio, rear facing double glazed window and door to the hallway.

BEDROOM

12' 4" x 9' 3" (3.76m x 2.82m) Lovely double bedroom at the front of the bungalow with under floor heating and front facing double glazed window.

BEDROOM

10' 3" x 12' 4" (3.14m x 3.78m) Further spacious bedroom with views over the rear garden via the rear facing double glazed window and under floor heating.

BATHROOM

6' 7" x 8' 11" (2.03m x 2.72m) Immaculately presented stylish bathroom with feature freestanding bath, central tap with shower attachment, wash hand basin within a vanity unit, low flush WC, corner shower cubicle with dual shower head, partially tiled walls, tiled flooring, heated towel







radiator, spotlights and a rear facing double glazed frosted window.

FRONT GARDEN/DRIVEWAY

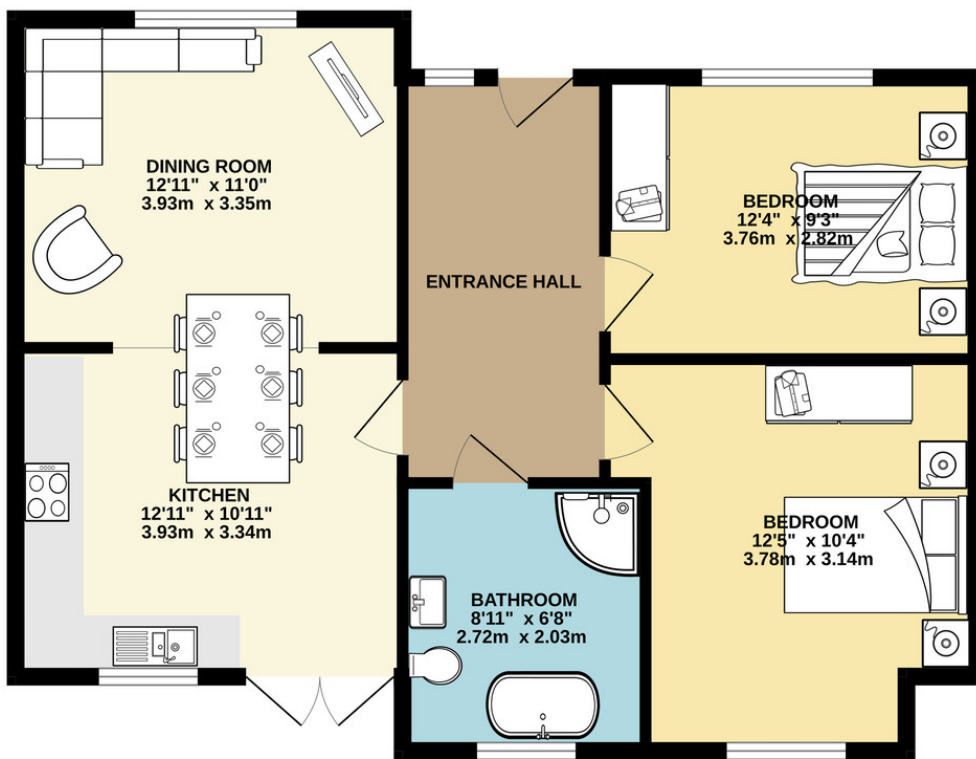
Small front garden with open access to the driveway providing off street parking at the side of the bungalow and a side access to the rear garden.

REAR GARDEN

Fence enclosed garden with paved patio and open access to the driveway.



GROUND FLOOR
706 sq.ft. (65.6 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		

TOTAL FLOOR AREA : 706 sq.ft. (65.6 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.