





SUPERB FOUR BEDROOM SEMI-DETACHED HOME IN BARNBY DUN THAT IS BOTH DECEPTIVELY SPACIOUS AND BEAUTIFUL THROUGHOUT. You will be surprised when viewing this lovely bungalow how much living accommodation is available and an internal inspection is highly recommended. Positioned in a sought after village location within DN3, the property has been much improved to provide a move in ready home. It briefly comprises of entrance hallway, living room, modern kitchen/dining area, two ground floor bedrooms, fabulous ground floor bathroom, stairs to the first floor, landing, two further spacious bedrooms with walk-wardrobes, shower room, off street parking on the driveway, further driveway to the rear, single garage and enclosed rear garden. STUNNING BUNGALOW.



ENTRANCE HALL

3' 6" x 19' 0" (1.09m x 5.80m) The property is accessed via the front facing double glazed frosted door to the entrance hallway, radiator, laminate flooring, storage cupboard beneath the stairs, further storage cupboard, front facing double glazed frosted window, coving to the ceiling, spotlights and stairs to the landing.

LOUNGE

11' 11" x 15' 11" (3.64m x 4.86m) Immaculately presented reception room with electric feature fireplace, wood flooring, radiator, front facing double glazed window, coving and television point.

DINING AREA

8' 2" x 8' 3" (2.51m x 2.52m) With open access to the kitchen, this provides an excellent family dining space, rear facing double glazed window, radiator, tiled flooring, coving and door to the hallway.

KITCHEN

8' 1" x 11' 4" (2.47m x 3.47m) Fantastic kitchen with a range of fitted units at both eye and base level, square edge work surfaces incorporating a single bowl sink with drainer, four ring gas hob, double electric oven, integrated fridge/freezer, plumbing for a washing machine, space for a tumble dryer, partially tiled walls, tiled flooring, rear facing double glazed window and rear facing double glazed door to the garden.

BEDROOM

10' 7" x 11' 4" (3.25m x 3.47m) Spacious ground floor bedroom with rear facing double glazed window, radiator and wardrobes included.



BEDROOM/STUDY

8' 11" x 11' 4" (2.74m x 3.47m) Currently utilised as an office space and television room with front facing double glazed window, radiator and coving to the ceiling.

BATHROOM

10' 9" x 5' 3" (3.29m x 1.62m) Beautiful bathroom with three piece suite comprising of bath with shower mounted above, wash hand basin within stylish vanity unit, matching storage cupboard, low flush WC, heated towel radiator, tiled flooring, tiled walls, extractor fan, spotlights and side facing







double glazed frosted window.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

6' 2" x 3' 9" (1.90m x 1.15m) With front facing double glazed Velux style window, spotlights and doors to bedrooms and shower room.

BEDROOM

12' 4" x 10' 7" (3.77m x 3.24m) Spacious double bedroom with walk-in wardrobe, radiator, spotlights, rear facing double glazed window and further storage in the eaves.

BEDROOM

8' 2" x 10' 9" (2.50m x 3.28m) Further spacious double bedroom with walk-in wardrobe, radiator, spotlights, rear facing double glazed window and further storage in the eaves.

SHOWER ROOM

5' 1" x 7' 5" (1.56m x 2.28m) Lovely shower room with low flush WC, wash hand basin within a vanity unit, shower cubicle, extractor fan, spotlights, heated towel radiator and rear facing double glazed frosted window.

FRONT GARDEN/DRIVEWAY

Walled front garden to the side and front with open access to the gravelled driveway providing off street parking for two cars.

Further driveway in front of the garage provides off street parking for one further car and this is accessed from Mallard Avenue.

GARAGE

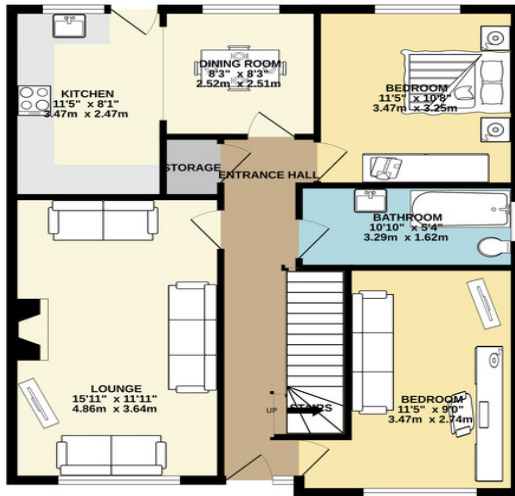
Single garage with up and over door. Also benefits from power points, lighting and rear door to the garden.

REAR GARDEN

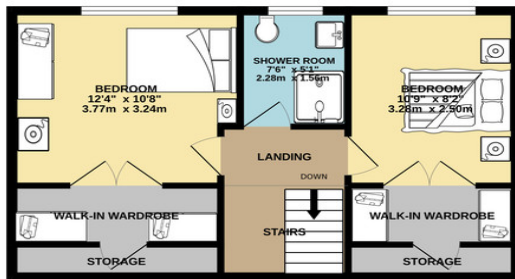
V-shaped lawn with patio and fence/wall enclosure.



GROUND FLOOR
825 sq.ft. (76.6 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 1290 sq.ft. (119.8 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		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		