





**FANTASTIC FULL RENOVATION OF THIS DETACHED TWO BEDROOM BUNGALOW IN A LITTLE CUL DE SAC WITHIN THE POPULAR VILLAGE OF BARNBY DUN. This delightful property provides a move in ready home with all new heating system, electrics, modern fixtures/fittings throughout and simply must be viewed to be fully appreciated. The bungalow briefly comprises of entrance hallway, L-shaped living room/dining area with sliding patio doors to the rear garden, fabulous new stylish kitchen, two spacious bedrooms with new carpets, stunning shower room with walk in shower, front garden, driveway, garage and enclosed rear garden with central lawn. AVAILABLE TO VIEW NOW AND NO UPWARD CHAIN.**



#### **ENTRANCE HALL**

3' 3" x 9' 1" (1.00m x 2.77m) The property is accessed via the front facing double glazed frosted door the entrance hallway with tiled flooring, oak veneer style doors throughout lead to all accommodation and a loft access point.

### LIVING/DINING ROOM

16' 7" x 11' 1" (5.08m max x 3.39m max) Stunning reception room with feature LED lit ceiling, rear facing double glazed sliding doors to the patio and two modern radiators.

### KITCHEN

10' 9" x 7' 1" (3.29m x 2.18m) Fantastic kitchen with a range of modern cabinetry at both eye and base level, work surfaces incorporating a single bowl sink with drainer unit, four ring gas hob with extractor fan above, single electric oven, boiler unit it wall mounted, modern radiator, tiled flooring, partially tiled walls, space for a fridge/freezer, space for washing machine, space for dishwasher and front facing double glazed window.

### BEDROOM

13' 6" x 9' 2" (4.12m x 2.80m) Lovely double bedroom with rear facing double glazed window, modern radiator and new carpet.

### BEDROOM

9' 10" x 9' 1" (3.00m x 2.77m) Further spacious bedroom with front facing double glazed window, modern radiator and new carpet.

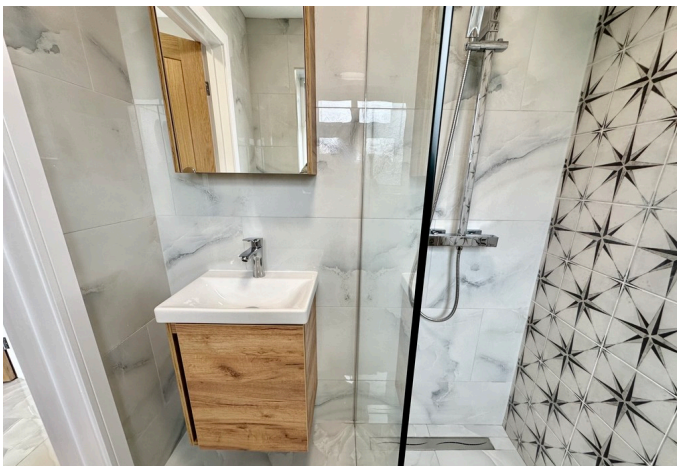
### SHOWER ROOM

5' 4" x 5' 7" (1.64m x 1.71m) Stunning shower room with feature wall tiling, tiled floor, WC with concealed wall flush, wash hand basin within stylish vanity unit, walk-in shower area with glass divide, dual shower head mounted above, matching mirror cabinet, heated towel radiator, extractor fan and front facing double glazed frosted window.

### FRONT GARDEN & DRIVEWAY

Small front gravelled garden with open access to the driveway providing off street parking.







### **GARAGE**

Single garage with up and over door, plus further side access door to the garden.

### **REAR GARDEN**

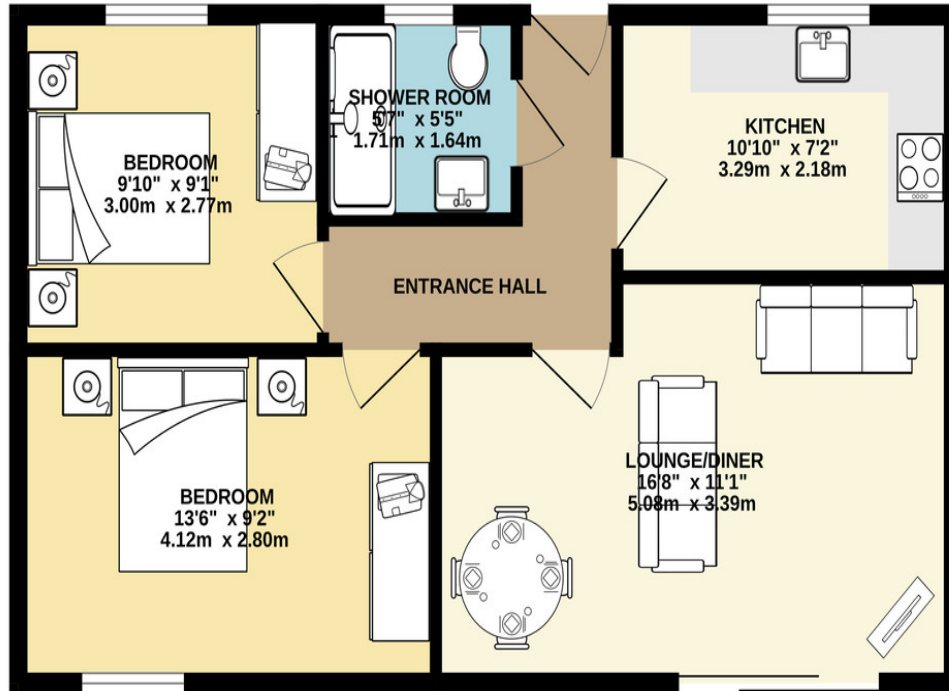
Enclosed rear garden, central lawn, paved path, paved patio, side access gate and shed included.

### **NOTES**

Alarm System & CCTV Included.



## GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		

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.