





RARE OPPORTUNITY TO PURCHASE A DELIGHTFUL EXTENDED DETACHED BUNGALOW ON HERRICK ROAD IN BARNBY DUN. This property has been much improved and extended over the years to create a stunning spacious bungalow that is both modern and beautifully presented. The village location offers excellent local amenities, transport links and stunning canal/countryside walks. In brief this detached home comprises of entrance hallway, living/dining room, kitchen with open access to the extended sitting room at the rear, conservatory, inner hall, two lovely double bedrooms, modern walk-in shower room, driveway, detached garage with electric door and enclosed rear garden. AVAILABLE WITH NO UPWARD CHAIN.

ENTRANCE HALL

13' 8" x 4' 8" (4.19m x 1.43m) This lovely home is accessed via the side facing double glazed frosted door to the entrance hallway, side facing double glazed window, radiator, two storage cupboards, dado rail, coving to the ceiling and an alarm system.

LIVING ROOM

10' 1" x 19' 1" (3.08m x 5.84m) Beautiful bright reception space perfect for relaxing with front facing double glazed bow window, radiator, coving to the ceiling, dado, rail, spotlights and coal effect feature gas fire.

KITCHEN

13' 7" x 9' 10" (4.16m x 3.00m) Fabulous kitchen with a range of fitted units at both eye and base level, work surfaces incorporating a single bowl sink with drainer, four ring gas hob with extractor fan above, double electric oven, plumbing for a dishwasher, space for a fridge/freezer, partially tiled splash backs, storage cupboard, tiled flooring, spotlights and open access to the extended sitting room making the perfect entertaining space.

EXTENDED SITTING ROOM

12' 11" x 9' 10" (3.96m x 3.00m) Overlooking the garden via the rear facing double glazed French doors, two rear facing double glazed windows, side facing double glazed bi-folding doors to the conservatory, tiled flooring, radiator and spotlights.

CONSERVATORY

9' 11" x 13' 10" (3.04m x 4.22m) Further reception space at the rear of the property with rear facing double glazed French doors to the garden, side/rear facing double glazed windows, plumbing for a washing machine and tiled flooring.



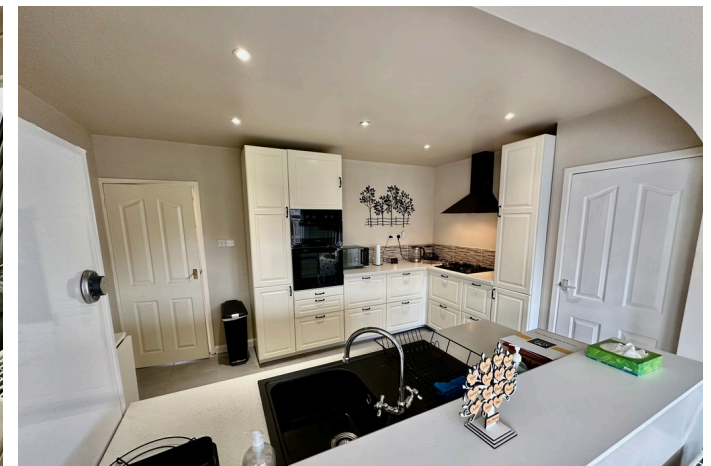
INNER HALL

2' 6" x 6' 6" (0.78m x 2.00m) Providing access to the bedroom and shower room.

BEDROOM

11' 1" x 11' 10" (3.39m x 3.61m) Positioned at the front of the property a fabulous double bedroom with front facing double glazed window, radiator, coving, spotlights and laminate flooring.







BEDROOM

9' 6" x 9' 10" (2.92m x 3.02m) Another double bedroom with rear facing double glazed window, radiator and coving to the ceiling.

SHOWER ROOM

7' 11" x 6' 6" (2.43m x 2.00m) Immaculately presented modern shower room with walk-in wet area, glass divide, dual shower head, concealed chrome controls, wash hand basin within a vanity unit, heated towel radiator, spotlights, extractor fan, side facing double glazed frosted window and a loft access point with drop down ladder.



FRONT GARDEN & DRIVEWAY

Paved off street parking to the front/side, shrub beds, open access to the driveway, wall to the front, side access to the garage and rear garden.

GARAGE

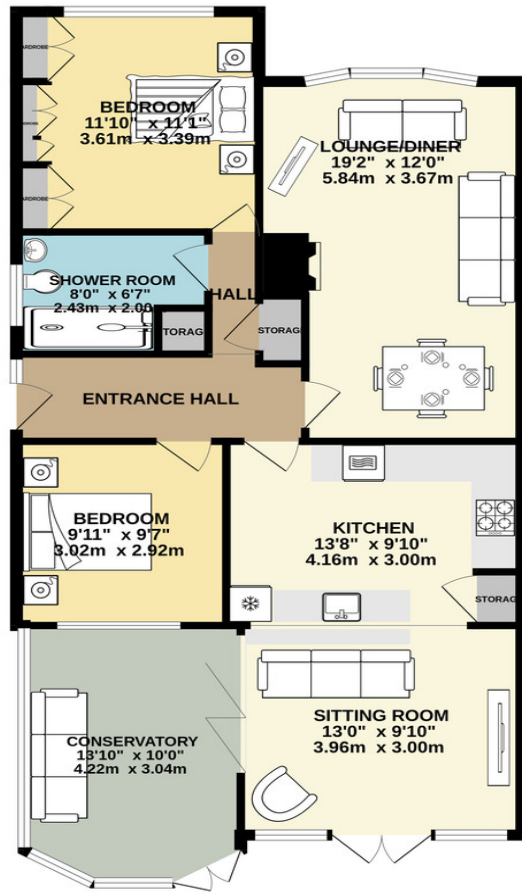
Single detached garage with electric door.

REAR GARDEN

Central lawn, paved patio, fence enclosed garden with open side access to the driveway.



GROUND FLOOR
990 sq.ft. (92.0 sq.m.) approx.



TOTAL FLOOR AREA: 990 sq.ft. (92.0 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		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		