





**SUPERB DETACHED HOUSE POSITIONED ON A GENEROUS PLOT IN BARNBY DUN WITH DOUBLE GARAGE AND SUMMER HOUSE. This delightful property offers excellent spacious family accommodation that should be viewed to be fully appreciated. A perfect family home within easy reach of local primary and secondary schools, you will not want to miss this opportunity. Beautifully presented throughout and briefly comprising of entrance hallway, WC, living room, separate dining room, family room, kitchen/breakfast room, utility room, stairs to the first floor landing, master bedroom with en-suite shower room, three further spacious bedrooms, bathroom, front garden, large driveway providing off street parking, detached double garage, rear garden with patio and summer house included. VIEW THIS ONE EARLY.**

### ENTRANCE HALL

5' 10" x 18' 2" (1.79m x 5.56m) This lovely house is accessed via the front facing double glazed frosted door to the entrance hallway, front facing double glazed frosted window, radiator, stairs to the first floor landing, coving, dado rail, understairs storage cupboard and door to the WC.

### WC

2' 6" x 4' 9" (0.77m x 1.45m) Benefitting from a low flush WC, corner wash hand basin, radiator, tiled walls, tiled flooring and an extractor fan.

### LIVING ROOM

11' 3" x 16' 2" (3.45m x 4.95m) Lovely bright reception room with double doors to the separate dining room, front facing double glazed bay window, two radiators, dado rail, coving, television point, coal effect gas fire and a decorative surround.

### DINING ROOM

11' 3" x 9' 4" (3.45m x 2.85m) Separate dining space with rear facing double glazed French doors to the patio, side/rear facing double glazed windows, radiator, coving, dado rail and door to the hallway.

### FAMILY ROOM

8' 8" x 8' 8" (2.65m x 2.65m) Positioned at the front of the house offering a versatile space with front facing double glazed window, radiator and coving.

### KITCHEN/BREAKFAST ROOM

8' 7" x 15' 7" (2.63m x 4.77m) Beautiful kitchen with modern fitted cabinetry at both eye and base level, work surfaces incorporating a single bowl Belfast style sink, partially tiled splash backs, five ring induction hob with extractor hood above, double electric oven/microwave,



integrated fridge, integrated dishwasher, tiled flooring, radiator, under lighters, spotlights, rear facing double glazed window and door to the utility room.

### UTILITY ROOM

5' 10" x 6' 2" (1.80m x 1.90m) Useful utility space with space for a fridge/freezer, plumbing for a washing machine, space for a tumble dryer, radiator, tiled flooring, rear facing double glazed window and rear facing double glazed frosted door to the garden.







### STAIRS

Leading from the entrance hallway to the first floor landing.

### LANDING

5' 10" x 9' 10" (1.79m x 3.01m) Providing access to all bedrooms/bathroom, radiator, dado rail, coving and loft access point.

### MASTER BEDROOM

11' 1" x 16' 2" (3.40m x 4.94m) Delightful spacious master bedroom with front facing double glazed window, radiator and door to the en-suite shower room.



### ENSUITE

5' 10" x 5' 0" (1.78m x 1.53m) Nicely presented shower room comprising of a low flush WC, wash hand basin with vanity shelves, walk in shower with glass divide, dual shower head, tiled flooring, tiled walls, radiator, front facing double glazed frosted window and corner cabinet.

### BEDROOM

8' 10" x 12' 10" (2.71m x 3.92m) Overlooking the front of the property via the front facing double glazed window, this bedroom is currently utilised as a craft room and has a radiator.

### BEDROOM

8' 10" x 11' 7" (2.71m x 3.54m) Third bedroom with rear facing double glazed window and a radiator.

### BEDROOM

10' 0" x 9' 3" (3.07m x 2.84m) Positioned at the rear of the house with rear facing double glazed window and radiator.

### BATHROOM

7' 3" x 6' 4" (2.23m x 1.94m) The bathroom benefits from a three piece suite comprising of a low flush WC, wash hand basin, bath with shower screen, shower unit above, radiator, extractor fan, tiled flooring, tiled walls and rear facing double glazed frosted window.

### FRONT GARDEN & DRIVEWAY

Lawned front garden with shrub beds, open access to the driveway providing off street parking, double gates lead to the side driveway, garage and further side access gate to the rear garden.

### DOUBLE GARAGE

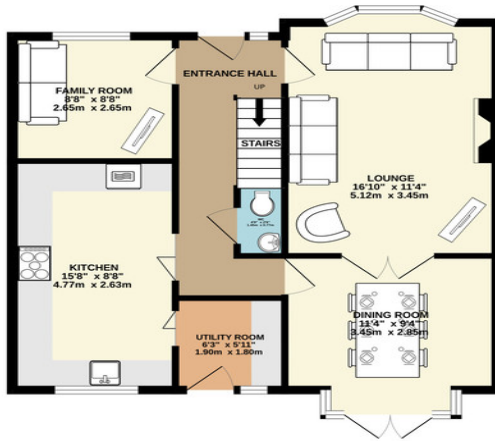
With roller front door, power points and lighting.

### REAR GARDEN & SUMMER HOUSE

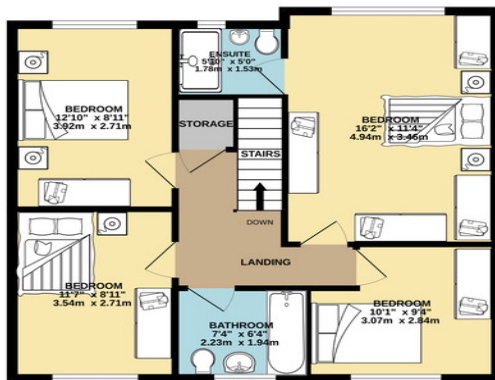
Central lawned area, paved patio, raised slate beds, external power point, garden sink with water, wall/fence enclosure and summer house included that benefits from power and lighting.



GROUND FLOOR  
659 sq.ft. (61.2 sq.m.) approx.



1ST FLOOR  
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 1306 sq.ft. (121.3 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		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		