





SUPERB THREE BEDROOM DETACHED BUNGALOW WITH DELIGHTFUL PRESENTATION THROUGHOUT AND OFFERING A MOVE IN READY HOME IN BARNBY DUN. The property is both spacious and fabulously presented throughout with stylish decor and is one to definitely view early to avoid disappointment. It briefly comprises of entrance hallway, kitchen, L-shaped living/dining area, inner hallway, three bedrooms, lovely bathroom with separate shower, paved off street parking on the driveway, garage, large enclosed rear garden with paved patio. **GREAT BUY IN DN3.**



ENTRANCE HALL

8' 3" x 3' 11" (2.54m x 1.21m) A delightful bungalow in Barnby Dun that is accessed via the front facing double glazed frosted door to the entrance hallway, further front facing double glazed frosted window, laminate flooring,

radiator, coving and spotlights to the ceiling.

KITCHEN

8' 3" x 11' 6" (2.54m x 3.52m) Spacious kitchen with a range of fitted cabinetry at both eye and base level, work surfaces incorporating a single and half bowl sink with drainer, tiled splash backs, four ring gas hob with extractor hood above, single electric oven, plumbing for a washing machine, space for a fridge/freezer, space for a tumble dryer, laminate flooring, side facing double glazed window, internal doors to the entrance hall and dining area.

DINING AREA

15' 6" x 8' 5" (4.73m x 2.59m) The dining area and living area create an L-shaped reception space with versatile use, only separated by an arch and perfect for family entertaining/living. With side facing double glazed sliding doors to the driveway, internal door to the inner hallway, storage cupboard, coving and radiator.

LIVING AREA

10' 11" x 16' 0" (3.35m x 4.88m) Spacious living room with front facing double glazed window, radiator, coving, television point, telephone point and a coal effect feature gas fire with decorative surround.

INNER HALLWAY

2' 11" x 11' 1" (0.89m x 3.38m) The hallway offers a storage cupboard, loft access point with drop down ladder, please note that the loft is boarded and benefits from access to the central heating boiler unit.

BEDROOM

10' 6" x 9' 1" (3.21m x 2.77m) Fabulous double bedroom with views over the rear garden, fitted wardrobes, rear facing double glazed window, radiator and coving.



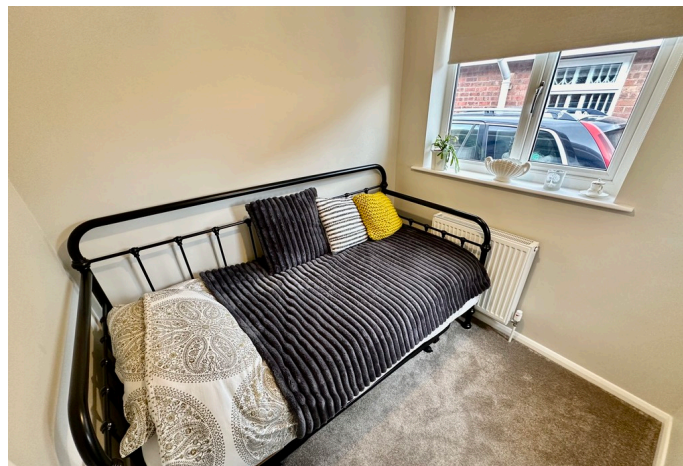
BEDROOM/SITTING ROOM

8' 9" x 12' 0" (2.67m x 3.68m) This bedroom is currently utilised as a sitting room but offers once again a versatile space, with rear facing double glazed French doors to the garden, radiator and coving to the ceiling.

BEDROOM/STUDY

7' 2" x 6' 9" (2.20m x 2.07m) The third bedroom is bright with two side/front facing double glazed windows and a radiator.







BATHROOM

8' 9" x 8' 0" (2.68m x 2.46m) Beautifully presented the bathroom comprises of separate shower cubicle, bath, wash hand basin within a vanity unit, low flush WC, tiled walls, tiled flooring, heated towel radiator, spotlights and side facing double glazed frosted window.

DRIVEWAY & GARAGE

Paved driveway with open access providing off street parking to the front and side of the bungalow, further side access to the rear garden is via a gate and the garage is positioned at the end of the driveway.

Single detached garage benefits from front up and over door, side access door to the garden, plus power points and lighting.



REAR GARDEN

Fabulous enclosed rear garden with central lawn, paved patio, space for a shed and space for a greenhouse.

NOTES

The property is freehold.

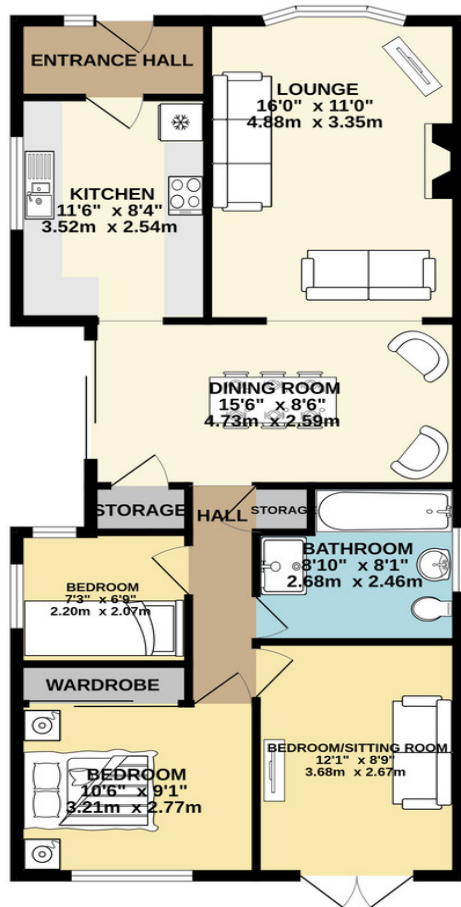
Council tax band: C

Heating system: Gas

Last service: 2024



GROUND FLOOR
815 sq.ft. (75.7 sq.m.) approx.



TOTAL FLOOR AREA : 815 sq.ft. (75.7 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		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		