





FABULOUS CORNER POSITION ON SWINBURNE CLOSE IN BARNBY DUN, WITH LOVELY GARDENS AND TWO DOUBLE BEDROOMS. A superb detached bungalow which offers excellent spacious accommodation and is pleasantly presented throughout. Definitely perfect for anyone in search of a quiet location and also within easy reach of the local shops/amenities, plus public transport links are nearby. The bungalow in brief comprises of entrance hallway, L-shaped living/dining room, kitchen, two lovely bedrooms, bathroom, separate WC, front/side gardens, driveway and a detached garage. AVAILABLE WITH NO UPWARD CHAIN AND VIEWINGS ARE A MUST.

ENTRANCE HALL

5' 4" x 16' 4" (1.64m x 5.00m) The bungalow is accessed via a front facing double glazed frosted door to the hallway, two front facing double glazed frosted windows, radiator, coving to the ceiling and an alarm system.

LIVING AREA

16' 10" x 13' 10" (5.14m x 4.24m) Lovely bright reception space that is an L-shaped room including the dining area with open access, side facing double glazed window, front facing double glazed window, radiator, coving to the ceiling, coal effect electric feature fireplace and decorative surround.

DINING AREA

8' 10" x 9' 11" (2.70m x 3.04m) Internal door leads to the kitchen and open access to the living room with side facing double glazed window, radiator and coving.

KITCHEN

10' 4" x 9' 5" (3.15m x 2.89m) Nicely presented kitchen with a range of fitted cabinetry at both eye and base level, work surfaces incorporating a single and half bowl sink with drainer unit, four ring gas hob with extractor fan above, single electric oven, integrated fridge, plumbing for a washing machine, boiler unit is housed in a matching cupboard, tiled flooring, tiled walls, radiator, rear facing double glazed window and rear facing double glazed frosted door.

WC

2' 5" x 7' 0" (0.75m x 2.15m) Benefitting from a low flush WC, wash hand basin, tiled flooring, tiled walls, loft access and a rear facing double glazed frosted window.



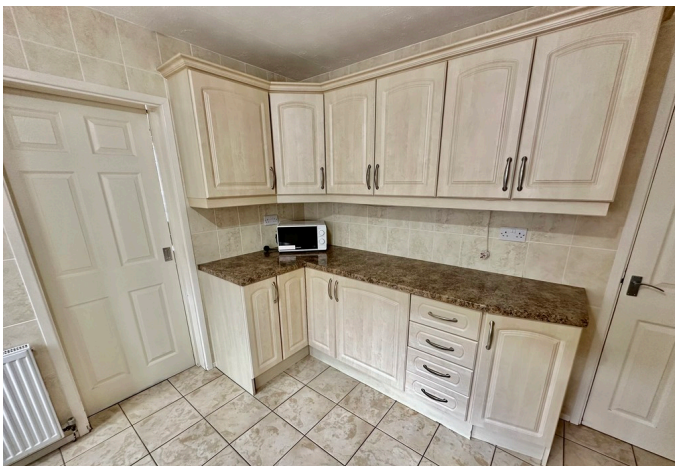
BEDROOM

14' 7" x 11' 10" (4.46m x 3.62m) Spacious double bedroom with fitted wardrobes, fitted dressing table, radiator, coving to the ceiling and a front facing double glazed window.

BEDROOM

9' 4" x 11' 6" (2.85m x 3.51m) Further spacious bedroom positioned at the side of the bungalow with fitted wardrobes, storage cupboard holding the water tank, radiator, coving and side facing double glazed window.







BATHROOM

4' 9" x 8' 3" (1.45m x 2.54m) Immaculately presented bathroom with a three piece suite comprising of a low flush WC, wash hand basin, bath with a shower screen mounted above, shower unit, shaving point, mirrored cabinet, radiator, tiled walls, tiled flooring and a rear facing double glazed window.

FRONT GARDEN

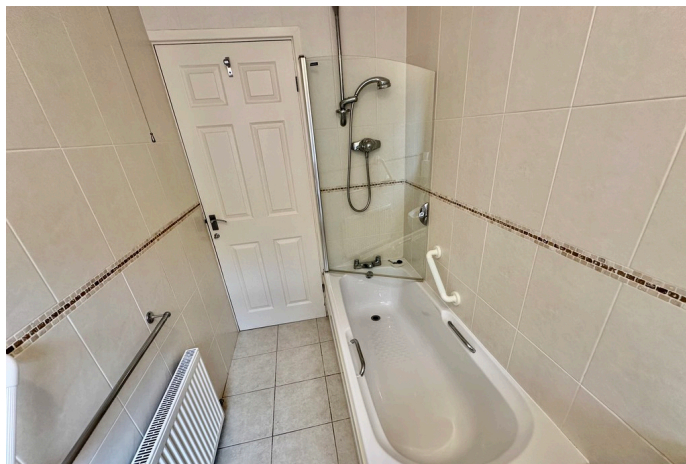
Lawned front garden with borders including flowers, bushes, mixed shrubs and open access to the driveway to the front.

DRIVEWAY & GARAGE

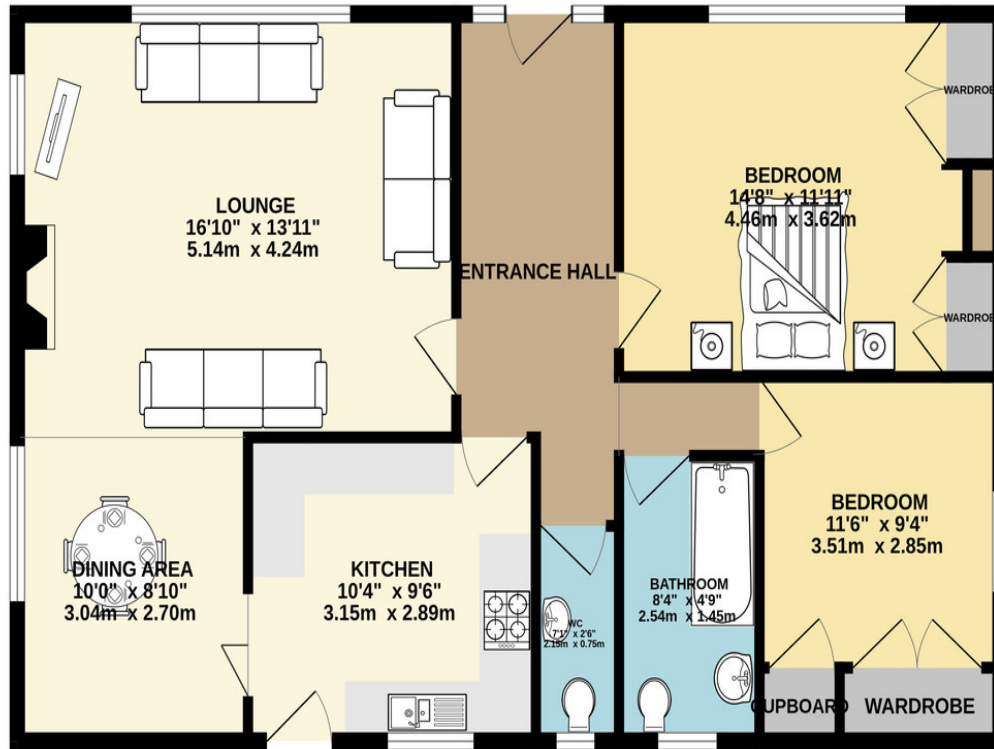
Parking is available for one car in front of the garage on the driveway, the garage has front/side access and benefits from power points and lighting.

REAR GARDEN

Side paved patio to the rear of the garage and a paved path to the rear of the property with side access to further lawned area at the side of the bungalow and surrounding shrub beds.



GROUND FLOOR
895 sq.ft. (83.2 sq.m.) approx.



TOTAL FLOOR AREA : 895 sq.ft. (83.2 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		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		