





SUPERB TWO BEDROOM BUNGALOW WHICH IS IMMACULATELY PRESENTED THROUGHOUT AND SHOULD BE VIEWED TO BE FULLY APPRECIATED. Positioned on Coleridge Road in Barnby Dun, this property has been much updated and improved to provide a move in ready home for all purchasers. Recent kitchen and shower room updates are some of the highlights of this delightful property. It briefly comprises of entrance into the kitchen, spacious living room, inner hallway, two bedrooms, shower room, front/rear gardens, driveway and a garage. BEAUTIFULLY PRESENTED.



ENTRANCE

Side facing double glazed door into the kitchen.

KITCHEN

8' 1" x 10' 9" (2.47m x 3.28m) Beautiful kitchen with a range of modern fitted units at both eye and base level, work surfaces incorporating a single and half bowl sink with drainer unit, four ring induction hob with extractor fan above, electric oven, plumbing for a dishwasher, plumbing for a washing machine, space for a fridge, heated towel radiator, partially tiled walls, front facing double glazed window and side facing double glazed door.

LOUNGE

11' 5" x 16' 6" (3.49m x 5.05m) Fantastic reception room with front facing double glazed window, radiator, electric feature fireplace with decorative surround, coving to the ceiling and door to the inner hall.

INNER HALL

3' 1" x 11' 4" (0.95m x 3.47m) Side facing double glazed window, radiator and a storage cupboard.

BEDROOM

11' 5" x 11' 5" (3.50m x 3.49m) Stunning double bedroom with rear facing double glazed window, radiator and telephone point.

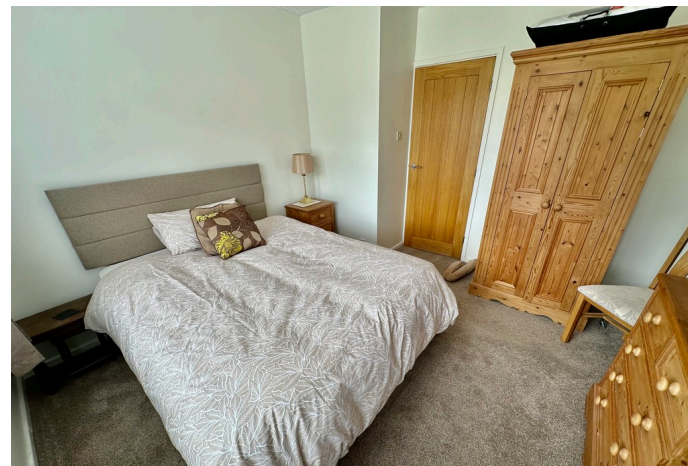
BEDROOM

8' 2" x 15' 0" (2.51m x 4.59m) Another double bedroom with rear facing double glazed French doors and a radiator.

SHOWER ROOM

5' 0" x 7' 11" (1.53m x 2.42m) Beautiful shower room with low flush WC, wash hand basin within a vanity unit, shower cubicle, partially tiled walls, extractor fan, heated towel radiator, spotlights, loft access point and side facing double glazed frosted window.







FRONT GARDEN & DRIVEWAY

Small lawned front garden with flower beds, mixed bushes/shrubs, driveway leads to the side of the property providing off street parking and also side access to the rear garden.

GARAGE

Single garage with double door access to the front.

REAR GARDEN

Beautiful garden with central lawn, vegetable patch, raised seating area, paved patio, potting shed and a fence enclosure.



NOTES

Council Tax Band: B

Council Tax Monthly Cost: £131.00

Heating System: Gas

Freehold Property

Loft Insulated & Partially Boarded

CCTV Included With 3 Cameras & Hard Drive.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 88 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 51 E | |
| 21-38 | F | | |
| 1-20 | G | | |