







**LOVELY TWO BEDROOM SEMI-DETACHED BUNGALOW WITH CONSERVATORY, LARGE GARDEN & DETACHED GARAGE. This delightful property on Mallard Avenue in Barnby Dun, is positioned in a nice plot with gardens to the front, side and rear. Pleasantly presented throughout and deceptively spacious, the property briefly comprises of entrance hallway, living room, separate dining area, kitchen, conservatory, two spacious bedrooms, bathroom, off street parking on the driveway, garage and fantastic garden space. AVAILABLE WITH NO UPWARD CHAIN AND VIEWINGS RECOMMENDED.**





### ENTRANCE HALL

4' 1" x 19' 0" (1.26m x 5.80m) This fabulous property is accessed via the front facing double glazed frosted door to the entrance hallway, front facing double glazed frosted window, radiator, coving to the ceiling, dado rail, storage cupboard and loft access point.

### LIVING ROOM

11' 11" x 16' 0" (3.65m x 4.88m) Excellent bright reception space at the front of the bungalow with front facing double glazed window, radiator, dado rail, coving to the ceiling, television point, log effect gas fire and feature decorative surround.

### DINING AREA

8' 2" x 8' 3" (2.49m x 2.54m) Separate dining space with open access to the kitchen, rear facing double glazed window, coving to the ceiling and a dado rail.

### KITCHEN

8' 1" x 11' 2" (2.47m x 3.41m) The kitchen is accessed via the dining room via open arch with a range of fitted kitchen 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, electric oven, space for a fridge, space for a freezer, tiled flooring, rear facing double glazed window and rear facing double glazed frosted door to the conservatory.

### CONSERVATORY

14' 7" x 8' 10" (4.45m x 2.70m) Additional sitting room overlooking the garden with side.rear facing double glazed windows and a side facing double glazed door to the garden.











### **BEDROOM**

10' 10" x 11' 4" (3.31m x 3.47m) Great size double bedroom with front facing double glazed window, radiator and coving.

### **BEDROOM**

10' 7" x 11' 4" (3.25m x 3.47m) Lovely double bedroom with rear facing double glazed window, radiator and coving to the ceiling.

### **BATHROOM**

10' 9" x 5' 4" (3.29m x 1.64m) The bathroom is pleasantly presented with a three piece suite comprising of a low flush WC, wash hand basin, bath with a shower curtain rail mounted above, shower unit, tiled wall, radiator, extractor fan and side facing double glazed frosted window.



### **FRONT GARDEN & DRIVEWAY**

Double gates lead to the driveway providing off street parking in front of the garage, side access to the rear garden via a gate, small gravelled area to the front and decorative border.

### **GARAGE**

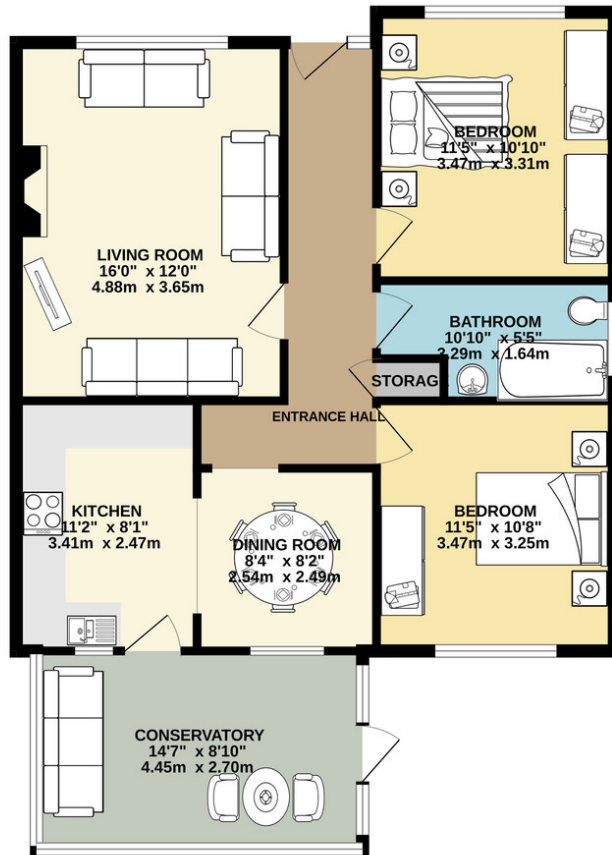
Single detached garage with front access door.

### **SIDE/REAR GARDEN**

A generous side and rear garden which is nicely landscaped with central lawn, mixed shrubs/bushes, paved patio and fence enclosure.



GROUND FLOOR  
867 sq.ft. (80.5 sq.m.) approx.



TOTAL FLOOR AREA : 867 sq.ft. (80.5 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		