



FARM VIEW, TOP ROAD, BARNBY DUN, DONCASTER, DN3 1DB

OFFERS IN REGION OF £240,000





BEAUTIFUL HOME OFFERING THREE DOUBLE BEDROOMS AND POSITIONED ON TOP ROAD IN THE SOUGHT AFTER VILLAGE OF BARNBY DUN. This delightful stylish property is sure to be a popular one with purchasers and an internal inspection is highly recommended to avoid disappointment. Just a short walk to all the local amenities and local primary school, this is the ideal family home with spacious living accommodation that will definitely impress. The house is presented to a superb standard and briefly comprises of entrance into the lounge, separate sitting/dining room, kitchen/breakfast room, stairs to the first floor landing, three double bedrooms including an impressive master bedroom, stunning bathroom with freestanding bath, off street parking on the paved driveway and enclosed rear garden with patio. SUPERB FAMILY HOME IN DN3.



ENTRANCE

Into the lounge.

LOUNGE

15' 8" x 16' 3" (4.79m x 4.97m) Fabulous bright reception space perfect for relaxing with front facing double glazed bay window, side facing double glazed window, side facing double glazed door to the driveway, stairs to the first floor, under stairs storage cupboard, feature radiator and coving.

SITTING/DINING ROOM

15' 8" x 8' 9" (4.79m x 2.69m) Versatile secondary reception room currently utilised as a dining room with rear facing double glazed French doors to the garden, rear facing double glazed window, laminate flooring, dado rail, coving, radiator and open access to the kitchen.

KITCHEN/BREAKFAST ROOM

8' 11" x 17' 4" (2.74m x 5.30m) Stunning breakfast kitchen with a range of cabinetry at both eye and base level, work surfaces incorporating a single and half bowl sink with drainer, four ring gas hob with extractor fan above, electric double oven, partially tiled splash backs, breakfast bar, tiled flooring, space for a fridge/freezer, plumbing for a washing machine, space for a tumble dryer, spotlights, feature radiator, alarm system, rear facing double glazed window, side facing double glazed door to the rear garden, front facing double glazed door to the driveway and front facing double glazed window.

STAIRS

Leading from the lounge to the first floor landing.

LANDING

6' 3" x 11' 1" (1.91m x 3.38m) Providing access to all bedrooms/bathroom, radiator, coving and storage cupboard.



BEDROOM

9' 0" x 17' 4" (2.76m x 5.30m) Fantastic bedroom with great ceiling height, front facing double glazed window, rear facing double glazed window, two Velux style windows, spotlights and a radiator.

BEDROOM

15' 8" x 7' 7" (4.80m x 2.33m) Further spacious bedroom with two front facing double glazed windows, radiator and coving.







BEDROOM

13' 7" x 6' 3" (4.16m x 1.92m increasing to 2.70m max)
Positioned at the rear of the house, this L-shaped bedroom has built in wardrobes, two rear facing double glazed windows, radiator and coving.

BATHROOM

9' 1" x 8' 5" (2.78m x 2.58m) Beautiful bathroom with separate walk in wet area, rainfall shower head, freestanding feature bath with further shower attachment, wash hand basin within a vanity unit, low flush WC, heated towel radiator, tiled walls, tiled flooring, extractor fan, spotlights, mirror with spotlights, sound system speaker and side facing double glazed frosted window.

DRIVEWAY

Paved area with shared right of way, providing off street parking for at least two cars and a partial wall enclosure with feature railing tops.

REAR GARDEN

Fence/wall enclosed garden with paved patio, astro turf and shed.



NOTES:

FREEHOLD PROPERTY

COUNCIL TAX BAND: D

COUNCIL TAX COST: £202 OVER 10 MONTHS

CENTRAL HEATING SYSTEM: GAS FIRED

HEATING SYSTEM INSTALLATION: 2017

LAST SERVICE: MARCH 2024

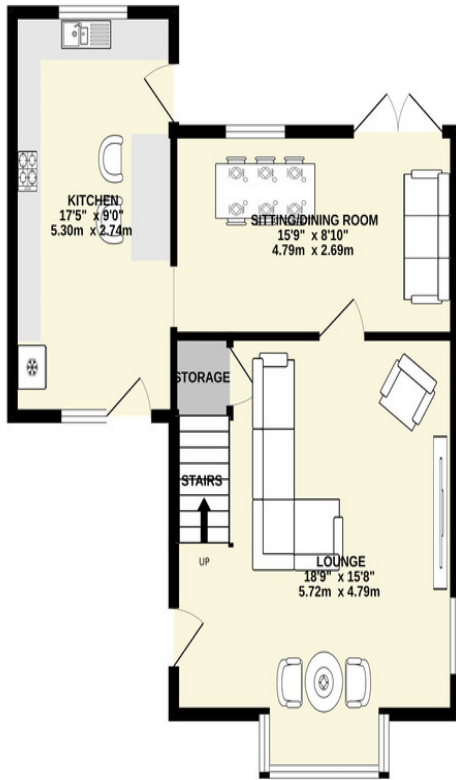
EPC RATING: C

**EV CAR CHARGER TO THE FRONT AND
INSTALLED 2021**

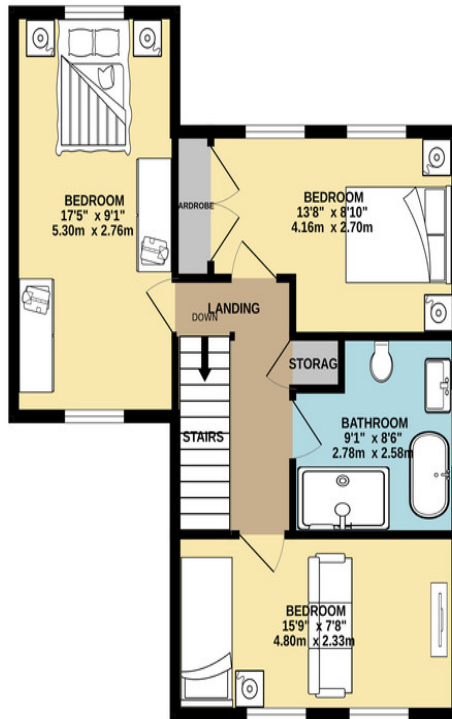
ALARM & CCTV SYSTEM INCLUDED

**SHARED RIGHT OF WAY FOR ACCESS TO THE
DRIVEWAY WITH THE COTTAGE NEXT DOOR**

GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 1118 sq.ft. (103.9 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		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		