





SIMPLY AMAZING RENOVATION OF THIS DETACHED BUNGALOW IN BARNBY DUN, A STYLISH UPDATE WHICH NOW PROVIDES A MODERN MOVE IN READY HOME. Positioned on a lovely quiet road in DN3, just a short distance to all local amenities, M18 access within 2 miles and is definitely going to be one not to miss. Available with no upward chain and immaculately presented the property has recently had a full refurbishment with new heating, new electrics, fully re-plastered, new kitchen, new bathroom, oak flooring throughout, small extension to the rear and should be viewed early to avoid disappointment. It briefly comprises of entrance hallway, living room, kitchen, extended dining area, two double bedrooms, shower room, driveway, garage, front and rear gardens. SUPERB BUNGALOW.



ENTRANCE HALL

3' 1" x 11' 2" (0.96m x 3.41m) This lovely bungalow is accessed via the side facing door from the driveway, leading to the entrance hallway with oak flooring throughout, radiator, storage cupboard, loft access point with drop down ladder (please note the loft is partially boarded with lighting) and the hallway provides access to all accommodation.

LIVING ROOM

16' 7" x 11' 2" (5.08m x 3.41m) Delightful entertaining space to the front of the property with front facing triple glazed window, shutters included, radiator, oak flooring, decorative fireplace area with no fire, two television points and a beautiful finish.

KITCHEN

11' 3" x 11' 2" (3.45m x 3.41m) Stunning modern kitchen with a range of matching cabinetry at both eye and base level, square edge work surfaces incorporating a single bowl sink with drainer, matching splash backs, central storage island with the same work surface, integrated fridge/freezer, integrated dishwasher, wine cooler included, integrated washing machine, boiler housed in matching cupboard, four ring induction hob with extractor hood above, oak flooring, spotlights, radiator and open access to the extension at the rear.

EXTENDED DINING AREA

9' 0" x 7' 0" (2.76m x 2.15m) lovely addition to the property with views over the rear garden via the rear facing double glazed French doors to the garden, side facing double glazed window, oak flooring, radiator and open access to the kitchen.

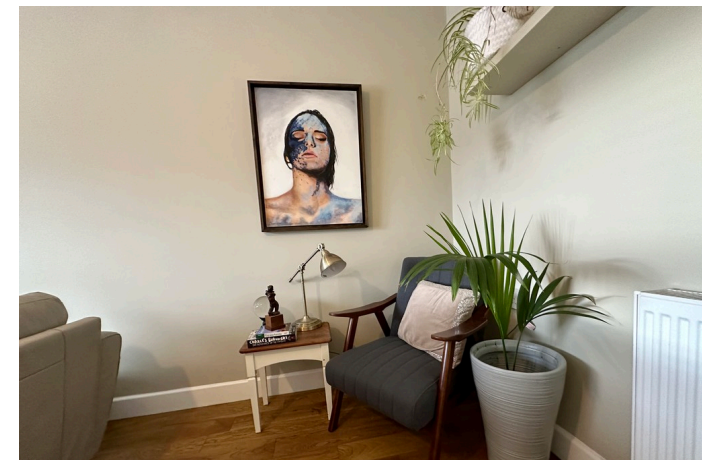


BEDROOM

10' 9" x 8' 6" (3.29m x 2.60m) Beautiful double bedroom with front facing triple glazed window, radiator, oak flooring and fitted wardrobes.

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8' 6" x 8' 7" (2.60m x 2.63m) Further spacious double bedroom with fitted wardrobes, radiator, oak flooring and rear facing double glazed window.







SHOWER ROOM

6' 1" x 5' 5" (1.86m x 1.66m) Immaculately presented shower room comprising of a wash hand basin within a vanity unit, low flush WC, shower cubicle with dual shower head, stylish splash back, extractor fan, laminate flooring, wall mounted mirrored cabinet and a side facing double glazed frosted window.

FRONT GARDEN & DRIVEWAY

Open access to the concrete off street parking area in front of the bungalow, side driveway leads via gates to the rear garage, small lawned front garden with partial wall enclosure and shrub/flower beds.

GARAGE

Single detached garage with up and over front door, side facing double glazed window, further side facing door to the garden, also benefits from power points, lighting and an external power socket at the rear of the garage.

REAR GARDEN & SHED

Pleasant private rear garden with fence enclosure, raised paved patio, rockery to the side with, trees, bushes, flower beds and shed for storage included.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: B

HEATING SYSTEM: GAS FIRED COMBINATION

INSTALLATION DATE: 21/05/24

LAST SERVICE: NOT REQUIRED YET

ELECTRIC INSTALLATION: 01/08/2024

NEW WINDOWS & DOORS 2024

EXTENSION CARRIED OUT UNDER PERMITTED DEVELOPMENT AND BUILDING REGULATIONS PASSED

OTHER ALTERATIONS: NEW OAK FLOORING, NEW SKIRTING BOARDS, NEW INTERNAL DOORS, RE-PLASTERED THROUGHOUT, ALL IN 2024

PLEASE NOTE: AN OPTION TO PURCHASE FURNISHINGS AND DISCUSS WITH VENDOR.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-10	G		