





SUCH A BEAUTIFUL MOVE IN READY HOME, WITH THREE BEDROOMS IN THE HEART OF BARNBY DUN AND ONE THAT WILL IMPRESS ALL PURCHASERS WITH THE DECOR.

This is bound to be a favourite with buyers offering a spacious family home with a stylish finish and an early inspection is highly recommended. Just a short walk to local amenities and primary school, the property in brief comprises of entrance hallway, living room, separate dining room with patio doors to the garden, kitchen with integrated appliances, stairs to the first floor landing, three fabulous bedrooms, bathroom with three piece suite, front garden, driveway provides off street parking, single garage and a rear garden with astro turf. MUST BUY IN DN3.

ENTRANCE HALL

13' 5" x 6' 4" (4.10m x 1.94m) This delightful home is accessed via the front facing double glazed frosted door to the spacious hallway, with stairs to the first floor, oak flooring, radiator, coving to the ceiling, door to the kitchen and two front facing double glazed frosted windows.

LIVING ROOM

13' 5" x 11' 8" (4.09m x 3.58m) Positioned at the front of the property and accessed via the open arch from the dining room at the rear, a lovely reception space perfect for entertaining with front facing double glazed window, radiator, feature electric fire with decorative brick surround and laminate flooring.

DINING ROOM

9' 8" x 10' 0" (2.97m x 3.07m) Perfect dining space overlooking the garden via the rear facing double glazed sliding patio doors, radiator, laminate flooring, panelled feature wall and arch to the living room.

KITCHEN

10' 4" x 8' 4" (3.17m x 2.55m) Beautiful modern 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 microwave, integrated dishwasher, integrated fridge, integrated washing machine, radiator, tiled flooring, storage cupboard, side facing double glazed frosted door to the driveway and rear facing double glazed bay window.

STAIRS

Leading from the entrance hallway to the first floor landing.



FIRST FLOOR LANDING

6' 4" x 8' 0" (1.95m x 2.44m) Providing access to all bedrooms/bathroom, side facing double glazed window, loft access point and drop down ladder leading to the boarded storage space. Boiler unit is also in the loft.

BEDROOM

10' 7" x 13' 5" (3.25m x 4.10m) Fabulous double bedroom with fitted wardrobes/drawers, front facing double glazed window, radiator and coving.







BEDROOM

10' 7" x 10' 5" (3.25m x 3.19m) Further spacious double bedroom with rear facing double glazed window, radiator, coving, fitted wardrobes and over bed storage cupboards.

BEDROOM

8' 10" x 7' 4" (2.71m x 2.26m) Third single bedroom at the front of the property benefits from a radiator, built in wardrobe above the stairs, coving to the ceiling and front facing double glazed window.

BATHROOM

6' 8" x 8' 1" (2.04m x 2.48m) Beautiful bathroom with three piece suite comprising of a low flush WC, wash hand basin, P-shaped bath with glass shower screen mounted above, shower unit, heated towel radiator, spotlights, extractor fan, side facing double glazed frosted window, tiled walls, tiled flooring and fitted shelves.



FRONT GARDEN & DRIVEWAY

Small hedge to the front offers privacy with further flower/shrub beds, fence to the side, driveway provides off street parking and access to the rear garden/garage.

GARAGE

Slightly oversize garage with front up and over door, power points, two side facing windows and lighting.

REAR GARDEN

Pleasant rear garden with partial fence enclosure, rear astro turf space, small feature pond, paved patio and a walled border.



NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: B

HEATING SYSTEM: GAS FIRED COMBINATION BOILER

INSTALLATION DATE: UNKNOWN

LAST SERVICE: DECEMBER 2023

ELECTRICS: RECENT CHECK BUT NOT CERTIFICATED

SERVICES: MAINS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		