







**SIMPLY FABULOUS FOUR BEDROOM DETACHED HOUSE IN BARNBY DUN, POSITIONED IN A QUIET CUL DE SAC, IT HAS BEEN EXTENDED AND MODERNISED THROUGHOUT.** The garage in this property has been converted to provide extra family space, plus a useful utility space and the kitchen definitely has the WOW factor. Located on Newfield Close, an early inspection is highly recommended as this is bound to be a popular one with purchasers. Beautifully presented to provide a move in ready home, the house briefly comprises of entrance hallway, WC, lounge with French doors, fabulous modern kitchen, separate dining room, family room, utility room, stairs to the first floor landing, master bedroom with built in wardrobes/en-suite shower room, three further spacious bedrooms all with built in wardrobes, family bathroom, off street parking for four cars on the driveway and an enclosed rear garden. **SUPERB FAMILY HOME IN DN3 & AVAILABLE WITH NO UPWARD CHAIN.**



#### **ENTRANCE HALL**

5' 8" x 16' 4" (1.74m x 4.99m) This delightful house is accessed via the front facing double glazed frosted door to the entrance hallway, with side facing double glazed window, modern grey radiator, laminate flooring, stairs to the first floor, door to the WC, door to the family room, door to the lounge, door to the kitchen and an alarm system.



### WC

2' 6" x 4' 9" (0.78m x 1.46m) Benefitting from a low flush WC, floating wash hand basin, half tiled walls, tiled flooring, small modern radiator and an extractor fan.

### LOUNGE

14' 4" x 12' 3" (4.39m x 3.75m) Fantastic reception room overlooking the rear garden with rear facing double glazed French doors, two rear facing double glazed windows, two radiators and coving to the ceiling.

### KITCHEN

8' 1" x 15' 9" (2.48m x 4.82m) Stunning new modern kitchen with beautiful high gloss fitted cabinetry, square edge work surfaces with matching splash backs, incorporating a single and half bowl sink with extendable tap, four ring AEG ceramic hob with extractor fan above, double electric NEFF oven, integrated dishwasher, integrated fridge/freezer, under lighting, double doors to the dining room, two side facing double glazed windows, rear facing double glazed French doors to the garden and laminate flooring.

### DINING ROOM

8' 2" x 8' 8" (2.51m x 2.66m) Lovely dining space accessed from the kitchen with two front facing double glazed windows, two radiators, laminate flooring and double internal doors.

### FAMILY ROOM

7' 9" x 9' 9" (2.38m x 2.99m) Originally the garage this has now been converted to provide extra living space, currently utilised as family room with door to the utility room, two front facing double glazed windows, laminate flooring and radiator.



### UTILITY ROOM

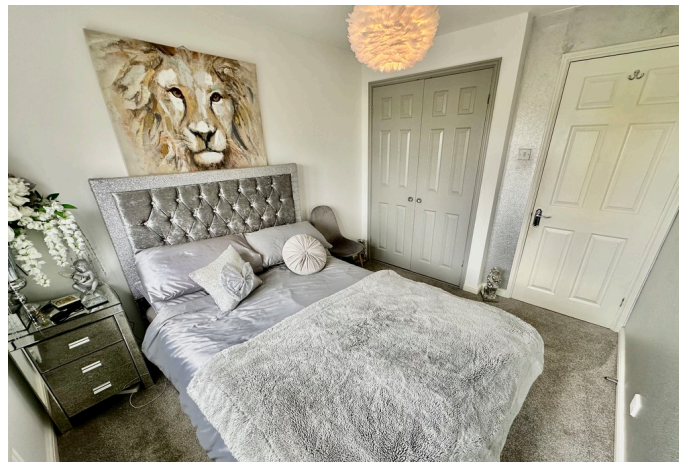
7' 9" x 5' 8" (2.38m x 1.75m) Useful utility space with side facing double glazed window, fitted units at both eye and base level, work surfaces incorporating a further sink, plumbing for a washing machine, space for a tumble dryer, space for an American style fridge/freezer, radiator and laminate flooring.

### STAIRS

Leading from the entrance hallway to the first floor landing.











### LANDING

10' 0" x 6' 7" (3.07m x 2.02m) Providing access to all bedrooms/bathroom, storage cupboard, loft access point and a radiator.

### BEDROOM

12' 0" x 10' 8" (3.68m to wardrobe x 3.27m) Superb master bedroom with door to the en-suite shower room, built in wardrobes, two rear facing double glazed windows and radiator.

### ENSUITE

5' 6" x 5' 3" (1.68m x 1.62m) Immaculately presented shower room with partially tiled walls, tiled flooring, corner shower cubicle with dual shower head, low flush WC, wash hand basin, extractor fan, heated towel radiator and side facing double glazed frosted window.

### BEDROOM

8' 9" x 10' 7" (2.69m x 3.25m) Further spacious double bedroom with field views via the rear facing double glazed window, built in wardrobes and a radiator.

### BEDROOM

8' 4" x 10' 7" (2.56m x 3.23m) Another fantastic double bedroom with two front facing double glazed windows, radiator and built in wardrobes.

### BEDROOM

11' 1" x 7' 3" (3.39m x 2.22m) Currently utilised as a lovey dressing room but can quite easily take a further double bed, two front facing double glazed windows, radiator and built in wardrobe.

### BATHROOM

7' 8" x 6' 6" (2.34m x 1.99m) Comprising of a P-shaped bath with shower screen mounted above, dual shower head, wash hand basin within a vanity unit, low flush WC, extractor fan, partially tiled walls, tiled flooring, heated towel radiator and side facing double glazed frosted window.

### FRONT DRIVEWAY

Off street parking is available for at least three cars on the driveway to the front of the property and there is a side access gate to the rear garden.

### REAR GARDEN

Fence enclosed rear garden with paved patio, central lawn, surrounding, shrubs/bushes/trees, raised decking with pergola and decorative slate beds.

### NOTES

**FREEHOLD PROPERTY**

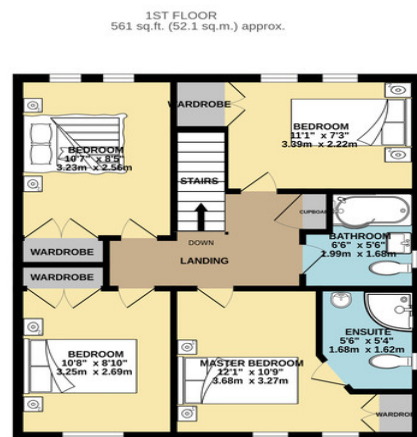
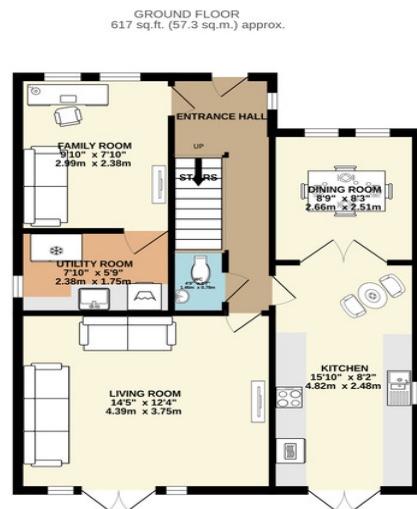
**COUNCIL TAX BAND: D**

**HEATING SYSTEM: GAS FIRED BOILER**

**LAST SERVICE: UNKNOWN**

**SERVICES: MAINS**





TOTAL FLOOR AREA : 1178 sq.ft. (109.4 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 availability or efficiency can be given.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 67 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |