





**BEAUTIFUL DETACHED BUNGALOW IN THE SOUGHT AFTER VILLAGE OF BARNBY DUN THAT OCCUPIES A GREAT GARDEN PLOT. Positioned on Windam Drive, this property provides spacious accommodation and two double bedrooms. Just a short walk to the local shops/amenities, you will not be disappointed when viewing this home and an early inspection is recommended. The bungalow briefly comprises of entrance hallway, lounge/dining area, breakfast kitchen, separate utility room, two double bedrooms with fitted wardrobes, bathroom with separate shower, front garden, driveway providing off street parking, detached single garage and a large rear garden. GREAT BUY IN DN3.**

### ENTRANCE HALL

The property is accessed via the side facing double glazed frosted door to the entrance hallway with further access doors to all accommodation, radiator, spotlights, alarm system, loft access point and drop down ladder.

### LOUNGE/DINER

10' 7" x 21' 11" (3.23m x 6.69m) Beautiful reception space ideal for living/dining, with feature pebble effect electric fire, decorative fire surround, television point, two radiator, front facing double glazed window, side facing double glazed window, coving and spotlights.

### KITCHEN/BREAKFAST ROOM

13' 8" x 8' 2" (4.19m x 2.49m) Nicely presented kitchen with a range of fitted 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, single electric oven, tiled walls, breakfast bar, side facing double glazed window, rear facing double glazed window and door to the utility room.

### UTILITY ROOM

5' 11" x 7' 10" (1.82m x 2.41m) A useful further utility space with fitted work surface at base level, plumbing for a washing machine, space for a fridge/freezer, tiled flooring, tiled walls, rear facing double glazed window and side facing double glazed frosted door.

### BEDROOM

11' 2" x 11' 5" (3.41m x 3.48m) Beautiful double bedroom with fitted wardrobes, front facing double glazed window, coving to the ceiling and a radiator.



### BEDROOM

9' 6" x 11' 2" (2.91m x 3.41m) Further spacious double bedroom with rear facing double glazed window, fitted wardrobes with mirror front, radiator and coving.

### BATHROOM

8' 0" x 7' 10" (2.44m x 2.41m) Fantastic bathroom with corner bath, separate shower cubicle, low flush WC, wash hand basin, radiator, tiled walls, tiled flooring, spotlights and two side facing double glazed frosted windows.







### FRONT GARDEN & DRIVEWAY

Small lawned front garden with decorative border, partial wall/hedge enclosure, open access to the driveway at the side providing off street parking and leading to the single garage at the rear.

### GARAGE

Single detached garage with up and over door.

### REAR GARDEN

Large rear garden with partial fence enclosure, raised rockery with decorative border, concrete path and open access to the driveway at the side.



### NOTES

**FREEHOLD PROPERTY**

**COUNCIL TAX BAND: C**

**HEATING SYSTEM: GAS FIRED COMBI BOILER**

**LOCATION: UTILITY ROOM**

**INSTALLATION DATE: 2022**

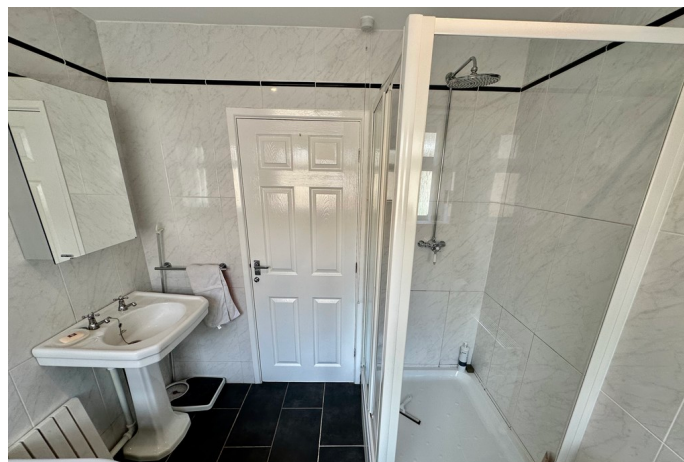
**LAST SERVICE: N/A**

**ELECTRICS INSTALLATION: 2003**

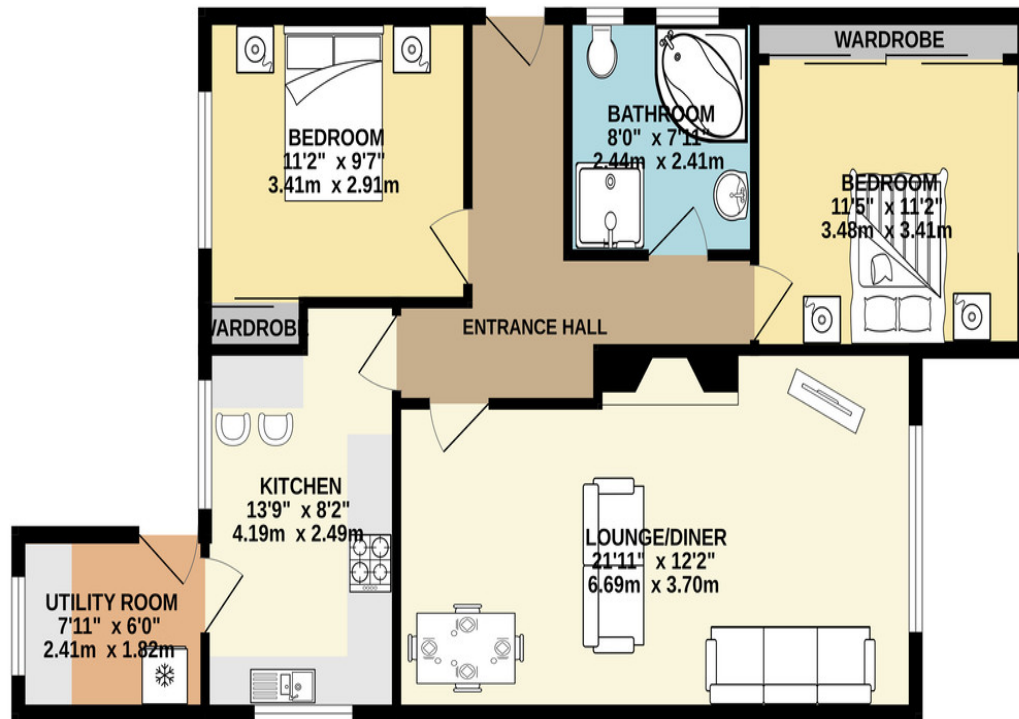
**LOFT IS BOARDED PARTIALLY WITH DROP  
DOWN LADDER**

**ELECTRIC CONSUMER UNIT IN FRONT  
BEDROOM**

**SERVICES: MAINS & WATER ON A METER**



GROUND FLOOR  
791 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA : 791 sq.ft. (73.5 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.

