





DELIGHTFUL DETACHED PROPERTY ON PARKHILL ROAD IN BARNBY DUN WITH ACCOMMODATION OVER TWO FLOORS. This dormer bungalow occupies a large garden plot with extended bedroom space in the loft it is a deceptively spacious home. Beautifully presented throughout, the property briefly comprises of entrance hallway, lounge/dining area, kitchen/dining area, two ground floor bedrooms, shower room, stairs to the first floor landing, two further loft bedrooms, driveway for off street parking, attached single garage, front and rear gardens. **SOUGHT AFTER LOCATION.**



ENTRANCE HALL

3' 11" x 12' 5" (1.21m x 3.81m) This delightful home is accessed via the front facing double glazed frosted door to the entrance hallway, front facing double glazed frosted window, radiator, alarm system and wood panelled walls.

LOUNGE/DINER

18' 9" x 20' 0" (5.73m x 6.12m) Pleasant open plan living/dining area with feature coal effect gas fire, decorative brick fire surround, beams to the ceiling, radiator, coving, side facing double glazed window and rear facing double glazed bow window.

KITCHEN/DINER

10' 9" x 15' 9" (3.30m x 4.82m) Nicely presented kitchen/dining space with 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, partially tiled walls, plumbing for a washing machine, beams to the ceiling, radiator, rear facing double glazed window, side facing double glazed frosted door to the garden and a doors to the stairs.

BEDROOM

12' 11" x 11' 5" (3.95m x 3.50m) Ground floor double bedroom with front facing double glazed window, radiator and coving to the ceiling.

SHOWER ROOM

5' 6" x 7' 5" (1.68m x 2.27m) Immaculate shower room with modern fittings comprising of a low flush WC, wash hand basin within a vanity unit, heated towel radiator, walk in shower area with dual shower head, tiled walls, mirror and a side facing double glazed frosted window.

BEDROOM

12' 10" x 9' 3" (3.93m x 2.83m) Further spacious ground floor bedroom with front facing double glazed window, fitted wardrobes, coving to the ceiling and a radiator.



STAIRS

Accessed via the kitchen and leading to the first floor.

LANDING

Providing access to both first floor loft bedrooms.

BEDROOM

10' 11" x 11' 3" (3.35m x 3.45m) Fantastic bedroom with rear facing double glazed window, radiator, fitted wardrobes, coving and a wash hand basin.







BEDROOM & STORAGE AREA

7' 4" x 10' 4" (2.25m x 3.15m) Unusual U-shaped room which is currently utilised as craft/storage space but could be a fourth bedroom with side facing double glazed window and a radiator.

FRONT GARDEN & DRIVEWAY

Small lawned garden with open access to the driveway providing off street parking leading to the attached single garage to the side and a partial fence/wall enclosure.

ATTACHED SINGLE GARAGE

Single garage with power points and lighting.

REAR GARDEN

Superb large rear garden with paved patio, mature shrubs/bushes, summer house and a fence enclosure.



NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: C

HEATING SYSTEM: GAS FIRED BOILER

LAST SERVICE: 2024

SERVICES: MAINS

PLANNING GRANTED FOR HOUSING

DEVELOPMENT ON THE FIELD TO THE REAR OF THE PROPERTY, PLEASE SEE COUNCIL WEBSITE FOR ASSOCIATED PLANS.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		