





SUPERB RENOVATION ON THIS DETACHED BUNGALOW WITH A CHANGE OF INTERNAL LAYOUT AND THE ADDITION OF PLENTY OF MODERN FIXTURES AND FITTINGS, YOU WILL NOT WANT TO MISS THIS. Much improved and modernised to create a move in ready property with the WOW factor. Located in a quiet cul de sac in Barnby Dun, just a short distance to all local amenities and countryside/canal walks it is sure to impress all purchasers. A delightful modern finish throughout and interior that comprises of entrance into the fabulous living/kitchen/diner with central island, spacious reception room, inner hallway to two large double bedrooms both with en-suite shower rooms, dressing room to the master bedroom, third spacious bedroom, bathroom, attached storage garage, driveway provides off street parking, newly landscaped garden with patio and astro turf, plus mature corner plot gardens wrapping round the front of this home. SUPERB FINISH.



ENTRANCE

Into the living/kitchen/diner.

LIVING KITCHEN/DINER

26' 6" x 15' 3" (8.08m max x 4.66m max) Superb open plan kitchen space with living/dining area, rear bi-folding double glazed doors to the patio, side/rear facing double glazed windows, side facing double glazed frosted door, stunning new kitchen with breakfast central island incorporating two wine coolers, five ring induction hob with central extractor fan above, a range of fitted navy blue cabinetry, beautiful work surfaces incorporating a single bowl sink with drainer, single electric oven, space for an American style fridge/freezer with plumbing for water/ice, integrated dishwasher, integrated washer/dryer, two vertical radiators, coving to the ceiling, Karndean flooring, double doors to the lounge and further door to the inner hallway.

LOUNGE

12' 10" x 22' 1" (3.92m x 6.74m) Amazing reception room which is spacious and has new carpets, front facing double glazed window, radiator, coving and feature wood panelled wall.

INNER HALL

Providing access to all bedrooms/bathroom, coving, spotlights, loft access point and drop down ladder.

BEDROOM

12' 8" x 10' 10" (3.87m x 3.32m) Lovely master bedroom with open access to the dressing area, front facing double glazed window, new carpets, coving and a radiator.



DRESSING ROOM

4' 9" x 11' 3" (1.47m x 3.45m) Great dressing space with door to the en-suite shower room, coving and new carpets.

ENSUITE

7' 4" x 10' 9" (2.26m x 3.29m) Immaculately presented shower room with corner shower cubicle, dual shower head, low flush WC, wash hand basin, partially tiled walls, tiled flooring, spotlights and an extractor fan.







BEDROOM

11' 5" x 10' 10" (3.48m x 3.32m) Another spacious double bedroom with new carpets, door to the en-suite shower room, radiator, coving, new carpets and half wood panelled feature wall.

ENSUITE

4' 8" x 6' 7" (1.44m x 2.02m) Beautiful en-suite shower room with further shower cubicle, dual shower head, half tiled walls, tiled flooring, heated towel radiator, low flush WC, wash hand basin, spotlights, extractor fan and side facing double glazed frosted window.



BEDROOM

10' 11" x 6' 10" (3.34m x 2.10m) Positioned at the rear of the bungalow with rear facing double glazed window, new carpets, radiator and coving to the ceiling.

BATHROOM

8' 0" x 5' 10" (2.44m x 1.79m) The bathroom briefly comprises of P-shaped bath with glass screen, dual shower head, low flush WC, wash hand basin, tiled flooring, partially tiled walls, radiator, spotlights, extractor fan, heated towel radiator and side facing double glazed frosted window.



STORAGE GARAGE

Benefitting from electric fob controlled garage door, this is a storage garage with power points and lighting.

DRIVEWAY

Open access to the driveway from the side, provides off street parking for two cars.

FRONT/SIDE GARDEN

Mature corner plot garden with central lawn, shrub/flower beds, side access to the driveway and a small wall enclosure.

REAR GARDEN

Private rear garden with paved patio, central astro turf, fence enclosure, space for hot tub, gravelled/pebbled beds and side gate to the driveway.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: D

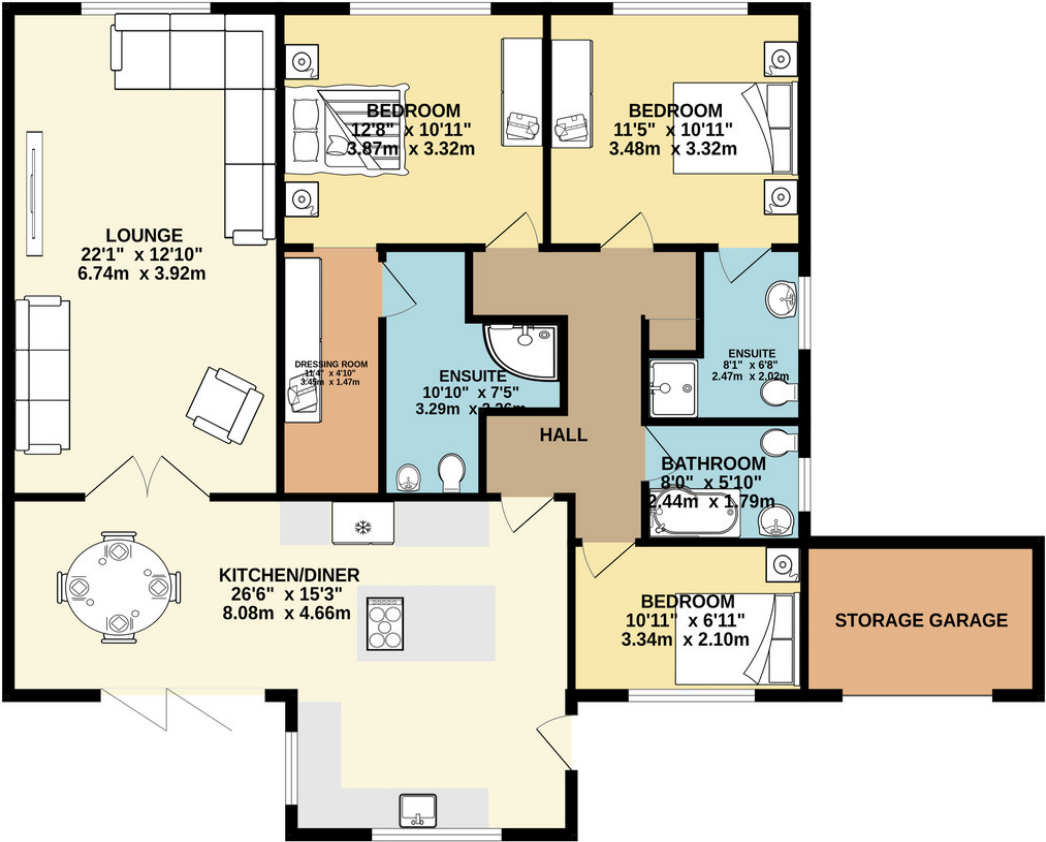
SERVICES: MAINS

HEATING SYSTEM: GAS FIRED CENTRAL HEATING

LAST SERVICE: 2025

RENOVATION 2025 NOTES: NEW ELECTRICS, NEW PLUMBING, ALL NEW KITCHEN/BATHROOM FITTINGS, NEW CARPETS/FLOORING, NEW INTERNAL DOORS, GARDENS LANDSCAPED WITH NEW FENCING, NEW ATTACHED GARAGE & DRIVEWAY.

GROUND FLOOR
1328 sq.ft. (123.3 sq.m.) approx.



TOTAL FLOOR AREA: 1328 sq.ft. (123.3 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		