

sales
lettings
and service

horton knights of doncaster



Manor Close, Barnby Dun, Doncaster
Asking Price £425,000

4 Manor Close, Barnby Dun, Doncaster, DN3 1BT

NO UPWARD CHAIN.....Enjoying a lovely cul-de-sac position within the village, a very substantial 4 double bedroom detached bungalow with a lovely South-Westerly facing rear garden and a detached double garage.

This large detached bungalow will appeal to a wide variety of buyers looking for single level living, it's bigger than meets the eye and therefore viewing is recommended. It has a new gas fired central heating boiler, new PVC double glazing, a CCTV system and an alarm. The accommodation briefly comprises: Long entrance hall with new Oak style doors to the principal rooms, a large sitting room (presently used as a snooker room) which could be converted to an annex, open plan lounge and dining room with two sets of French doors leading to the rear garden, a good sized recently fitted kitchen, separate utility room, master bedroom with fitted bedroom furniture and an en-suite shower room, three further good sized double bedrooms again all with fitted wardrobes, and a fully tiled bathroom. Outside there is a detached double brick garage with a remote electric door, attractive gardens, the rear enjoys a South-Westerly aspect. Well placed for access to amenities in Barnby Dun village, including shops, schools etc, canal side walks and recreation areas plus good access to the M18/M180/A1 motorway networks.

ACCOMMODATION

A substantial pvc double glazed entrance door with a glazed side screen leads into the entrance hall.

ENTRANCE HALL

Having a pvc double glazed window to the side, a double panelled central heating radiator, a laminate floor covering, coving, and a central ceiling light. This continues into an 'L' shape to the main hallway, where there is a further central heating radiator, lighting, coving, and an access point into the loft space via a retractable ladder. There is also a deep built-in double cupboard with utility shelving.

SITTING ROOM

22'0" x 18'2" (6.71m x 5.54m)
Presently laid out and used as a games room, this is a particularly large living space, having two pvc double glazed windows to the front, two central heating radiators, ceiling lights, and a new Worcester gas fired combination type boiler which supplies the domestic hot water and central heating systems. There is a small bar with hot and cold water laid on and a sink This room could easily be converted to create an annex if required.

OPEN PLAN LIVING/ DINING ROOM

26'4" max x 18'0" (8.03m max x 5.49m)
This enjoys a good amount of natural light courtesy of two sets of pvc double glazed French doors which give access into and an outlook over the rear garden. There is a further pvc double glazed window to the side, a feature fireplace with a marble inset and hearth and a living flame style gas fire inset, ceiling coving, a double panelled central heating radiator and a television aerial point.

The dining area is finished with coordinating decoration, having a further double panel central heating radiator, and a central ceiling light. A door from the dining area leads directly into the kitchen.

RECENT FITTED KITCHEN

13'3" x 11'0" (4.04m x 3.35m)
The kitchen has been refitted within the last couple of years with a range of modern high and low level units finished with a roll edged work surface which extends to provide a breakfast area. There is a deep recess suitable for a range style cooker (available by negotiation), an integrated fridge/freezer and an integrated dishwasher. A one and a half bowl

stainless steel sink unit, with an adjacent pvc double glazed window giving an outlook over the side garden. All smartly finished with a tiled floor covering, a ceiling light and further feature pelmet lighting.

UTILITY ROOM

11'1" x 4'7" (3.38m x 1.40m)
This has fitted units with a work surface over, tiled splashbacks, plumbing for an automatic washing machine, room for a tumble dryer, freezer etc. There is a ceramic tiled floor, a central heating radiator, and a pvc double glazed exterior door.

PRINCIPAL BEDROOM

11'8" x 10'4" (3.56m x 3.15m)
A good sized double bedroom, having a pvc double glazed window to the side, a range of fitted bedroom furniture concealing hanging rail and storage, with further matching bedside units, a central heating radiator and a second door to an en-suite shower room.

EN SUITE SHOWER ROOM

This has a shower facility, a wash basin and a low flush wc. There is tiling to the four walls, a pvc double glazed window, a central ceiling light, and an extractor fan.

BEDROOM 2

11'8" x 10'4" (3.56m x 3.15m)

Another good sized double bedroom, with a pvc double glazed window to the side elevation, a range of fitted wardrobes concealing hanging rail and storage, coving, a central ceiling light and a central heating radiator.

BEDROOM 3

11'4" max x 10'6" (3.45m max x 3.20m)

A double bedroom, having a pvc double glazed window to the front, a central heating radiator, a built-in wardrobe concealing hanging rail and storage, and a central ceiling light.

BEDROOM 4

11'5" max x 9'7" (3.48m max x 2.92m)

Again, a double bedroom, having a pvc double glazed window to the front, fitted wardrobes concealing hanging rail and storage, a central heating radiator, coving, and a central ceiling light.

BATHROOM

The bathroom is fitted with a large double ended bath, a walk-in shower enclosure with a mains plumbed thermostatic power shower, a wash basin and a low flush wc. There is ceramic tiling to the four walls including a ceramic tiled floor, a central heating radiator, a central ceiling light, an extractor fan, and further wall lights.

OUTSIDE

Outside the property features attractive gardens, enjoying a nice position within this small selected close. To the front there is a predominantly lawned garden and ample off-road parking provided by a wide driveway, which leads to a double detached garage.

DOUBLE GARAGE

This has a remote electric roller shutter door, power and light laid on, plus a further personnel side door.

REAR GARDEN

The rear garden has a lovely South-Westerly aspect enjoying the late morning, afternoon and evening sun. There is a paved patio which extends across the rear elevation and a further lawn beyond, all nicely enclosed with walling, concrete and timber fencing to the perimeters. There are several fruit trees, a raised flower border designed for easier gardening. External power, lighting including floodlighting and water.

AGENTS NOTES:

TENURE - FREEHOLD. The owner has informed us the property is Freehold.

DOUBLE GLAZING - The property is fitted with new PVC double glazing installed 2018

COUNCIL TAX-This property is Band E

HEATING - The property has a gas radiator central heating system fitted with a new Worcester combination type boiler installed 2018.

HOME SECURITY - The property is fitted with an alarm system and CCTV.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of

any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30
Saturday 9:00 - 3:00 Sunday
www.hortonknights.co.uk

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322











