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**Top Road, Barnby Dun, Doncaster**  
**Offers Over £369,950**

37 Top Road, Barnby Dun, Doncaster, DN3 1DB

**CONTEMPORARY STYLED 4 BEDROOM DETACHED HOUSE/ LUXURIOUSLY APPOINTED LIVING/ ELECTRIC GATED ACCESS/  
DESIGNER STYLED OPEN PLAN KITCHEN/ ANTHRACITE BIFOLDS/ UNDERFLOOR HEATING/ VIEWING ESSENTIAL.**

A internal inspection is essential to fully appreciate this family house, beautifully appointed throughout with a very fresh and modern layout. Zoned underfloor heating, Anthracite pvc double glazing, Oak coloured interior doors. The accommodation briefly comprises: Hallway, contemporary wc, attractive front facing lounge, open plan living/ dining/ kitchen fully fitted and includes a central feature island with island plus bi-fold doors into the rear garden, separate utility room with an integrated washer/dryer. First floor landing, 4 generous double bedrooms all with quality fitted wardrobes, 2 stylish en-suites with tiling, superb 4 piece family bathroom, walk in wardrobe to bedroom 2. Electric gated access with more than ample parking and an integral garage, lovely private feeling garden with a little secluded patio to the side. Close to the village centre, very popular school and a good range of amenities including canal side walks.

**ACCOMMODATION**

A composite style double glazed entrance door leads into the property's entrance hall.

**ENTRANCE HALL**

This is fitted with a tiled floor covering, inset spotlighting to the ceiling, underfloor heating which runs throughout the remainder of the ground floor and an oak style door which gives access to;

**GROUND FLOOR W/C**

Fitted with a modern two piece white suite comprising of a low flush w/c, corner wash hand basin, modern marble effect tiled walls, coordinating floor tile, a pvc double glazed window, inset spotlighting and an extractor fan.

**LOUNGE**

15'9" x 12'7" (4.80m x 3.84m)

An attractive front facing reception room, it has two pvc double glazed windows to the front elevation, a central ceiling light, underfloor heating and electrical fittings finished with a brushed steel.

**OPEN PLAN LIVING/ DINING/ KITCHEN**

21'8" x 14'2" (6.60m x 4.32m)

This is probably better demonstrated by the floorplan and photographs. All beautifully laid out, the kitchen is finished with a range of modern high and low level units, including a central island unit with integrated 5 ring ceramic induction hob, integrated oven, matching combination microwave, extractor hood with feature lighting, 2x integrated full height larder style fridge/freezers and integrated dishwasher.

There is a corian style work surface, quooker multi function tap, one and a half bowl stainless steel sink unit, inset spotlighting to the ceiling, oak coloured interior doors and anthracite double glazed sliding bi fold doors give access out onto the property's rear garden. There is a deep built in understairs storage cupboard, again with tiled flooring and inset spotlighting.

**SEPARATE UTILITY ROOM**

All fitted with coordinating units, matching floor, marble effect work surface, single drainer stainless steel sink unit, integrated washing machine, inset spotlighting and an extractor fan.

**FIRST FLOOR LANDING**

There is a pvc double glazed window to the side, an access point into the loft space (with pull down ladders, boarded and perfect for storage), a central heating radiator, a built in cylinder cupboard which houses a Kingspan pressurized 205L hot water cylinder, three ceiling lights and feature staircase with oak banister rail.

**BEDROOM 1**

16'0" x 12'1" (4.88m x 3.68m)

A large double bedroom, it has a pvc double glazed window to the front, a central heating radiator, a central ceiling light and built in wardrobes. A door from here leads to;

**EN SUITE SHOWER ROOM**

Beautifully finished with a modern white suite which includes a large walk in shower enclosure, wash basin set onto a floating vanity cabinet and a low flush w/c. There is modern tiling, a contemporary style towel rail and inset spotlighting.

**BEDROOM 2**

12'6" x 9'11" (3.81m x 3.02m)

A good sized second double bedroom taking into

consideration it has a large walk in wardrobe, there is a pvc double glazed window, a central heating radiator and a central ceiling light.

### EN SUITE SHOWER ROOM

Fitted with a modern white suite which comprises of a shower enclosure, floating wash basin and a low flush w/c. It is fully tiled including coordinating floor tiles, a pvc double glazed window, an extractor fan and inset spotlighting to the ceiling.

### BEDROOM 3

11'5" x 11'2" (3.48m x 3.40m)

A double bedroom it has a pvc double glazed window to the rear, a central heating radiator, a central ceiling light and fitted wardrobes.

### BEDROOM 4

11'2" x 10'2" (3.40m x 3.10m)

A double bedroom it has a pvc double glazed window to the rear, a central heating radiator, a central ceiling light and fitted wardrobes.

### HOUSE BATHROOM

All smartly finished and fitted with a four piece suite that comprises of a corner offset bath, floating wash basin, low flush w/c and a large shower enclosure. Again, all fully tiled with decorative tiles, within the shower enclosure there is a mains thermostatic shower including rain fall style shower head, heated contemporary style towel rail/ radiator, inset spotlighting to the ceiling and a pvc double glazed window.

### OUTSIDE

The property stands on an attractive plot affording Top Road, it has all been landscaped and has electric gated access providing off road parking, wrought iron railing to the perimeters and a shaped lawn with ornamental borders.

### INTEGRAL GARAGE

19'9" x 10'1" (6.02m x 3.07m)

With roller style shutter electric door, a pvc double glazed window and lighting.

### REAR GARDEN

To the rear of the property there is an enclosed garden area, this again is mainly lawned, there is a paved patio and sitting area which extends across the rear elevation enjoying the afternoon and evening sun.

### AGENTS NOTES:

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

DOUBLE GLAZING - The property is fitted with Anthracite coloured PVC double glazing.

HEATING - The property has a gas central heating system installed with underfloor zoned heating on the ground floor and radiators on the first floor.

COUNCIL TAX - This property is Band E.

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

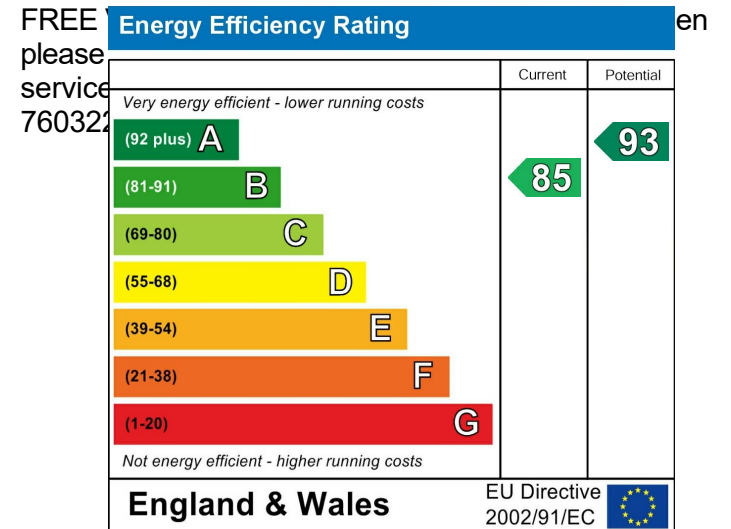
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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,

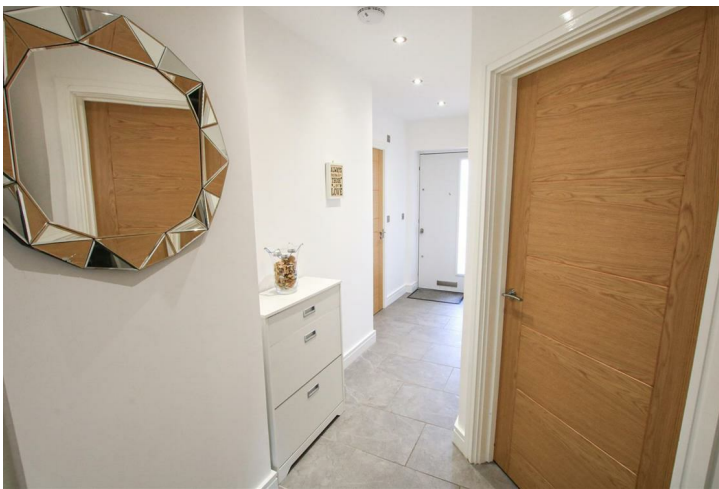
prospective buyers are kindly asked to take specific advice from their professional advisors.

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

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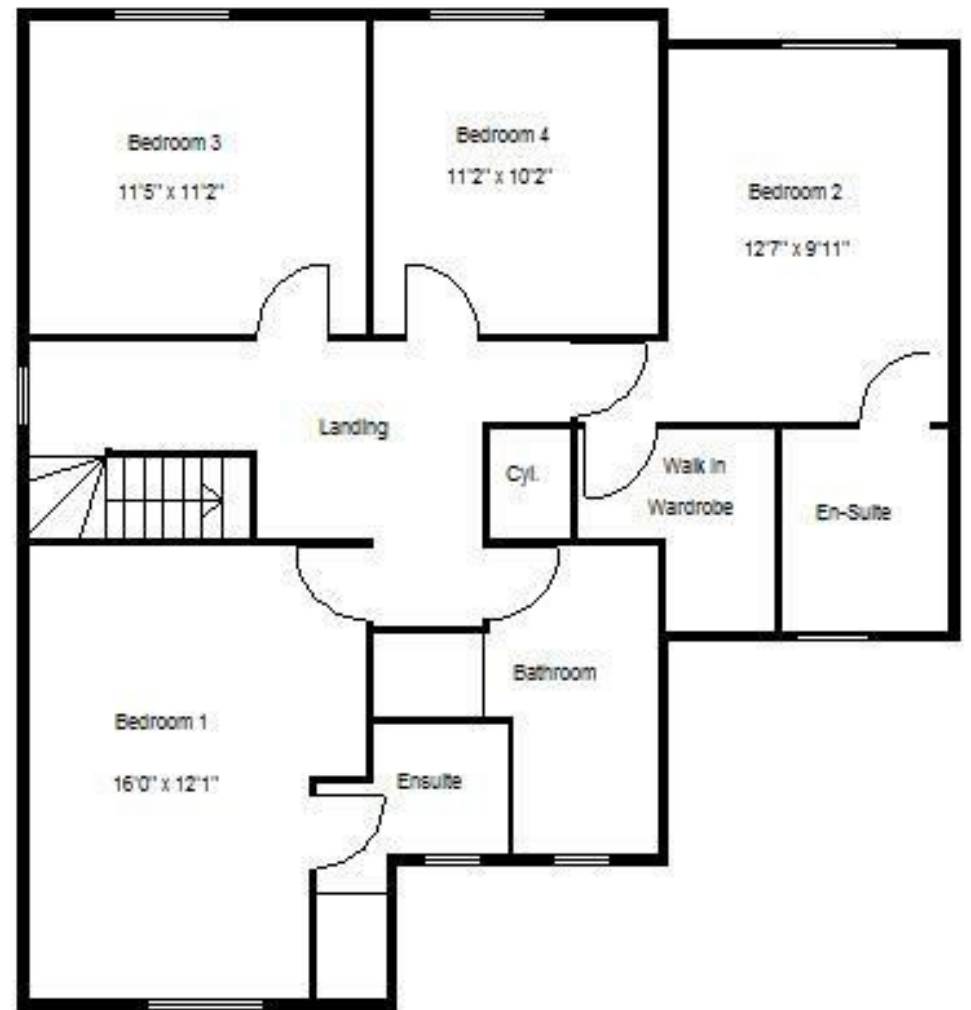








Ground Floor



First Floor

