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Greenfield Close, Barnby Dun, Doncaster, DN3 1HN  
Offers Over £175,000



**2 BEDROOM SEMI DETACHED BUNGALOW / NEW COMBI BOILER / OPEN ASPECT TO THE REAR / QUIET RESIDENTIAL CUL DE SAC / VERY POPULAR VILLAGE //**

Located on this attractive cul-de-sac, a chain free 2 bedroom semi detached bungalow with a more pleasant open aspect to the rear. Fitted with gas central heating system via a new combination type boiler, PVC double glazing and briefly comprises: 'L' shaped entrance hall, an attractive lounge/ dining room, fitted kitchen, 2 good sized bedrooms, both with fitted wardrobes, bed2 also has double doors onto the rear garden, plus there's a modern wet room. Outside there are attractive gardens the rear backs onto a branch line, a long side driveway and a detached brick garage. Well placed with access to amenities within Barnby Dun including shops, bus services and canal side walks. VIEWING IS HIGHLY RECOMMENDED.

**ACCOMMODATION**

A PVC double glazed entrance door leads into the property's 'L shaped' entrance hall.

**ENTRANCE HALL**

This has a modern laminate floor covering, a central heating radiator, a built in cupboard with shelving, coving to the ceiling and two pendant ceiling lights.

**OPEN PLAN LOUNGE / DINING AREA**

**17'10" x 10'2" max (5.44m x 3.10m max)**

A good sized room with a broad PVC double glazed bow window to the front elevation, a central heating radiator, a feature fire place with an electric fire inset, coving to the ceiling and two pendant ceiling lights.

**KITCHEN**

**11'2" max x 7'2" (3.40m max x 2.18m)**

Fitted with a range of high and low level units and finished with a work surface over, there is a deep recess suitable for a cooker, plumbing for an automatic washing machine, a composite style sink and a wall mounted gas fired combination type boiler which supplies domestic hot water and the central heating systems. There are further domestic appliance recesses including space for a tall fridge freezer, a PVC double glazed window, coving, inset spotlighting and vinyl flooring.

**BEDROOM 1**

**13'4" x 8'6" (4.06m x 2.59m)**

With a PVC double glazed window giving an outlook to the rear, fitted wardrobes spanning the length of one wall concealing hanging rails and storage space, a central heating radiator, coving and a central ceiling light.

**BEDROOM 2**

**8'9" x 8'8" (2.67m x 2.64m)**

A good sized second bedroom, it has a PVC double glazed sliding patio door which gives access onto the property's rear garden, fitted wardrobes concealing hanging rails and storage space and incorporating a bed recess.

**BATHROOM**

The bathroom has been reconfigured to create a nice modern en suite wet room, this has a low flush W/C, a wash hand basin, an independent electric shower with modern shower walling, a PVC double glazed window, a contemporary style towel rail/ radiator, coving, an extractor fan and inset spotlighting to the ceiling.

**OUTSIDE**

To the front of the property there is an open plan garden, this has been hard landscaped and designed for easier and low maintenance with ornamental shrubs and plants inside. A side driveway provides car standing and in turn leads to a detached brick garage.

**DETACHED BRICK GARAGE**

With an up and over door and power and light laid on.

**REAR GARDEN**

The rear garden enjoys a more private outlook, with a branch line behind it, there is concrete posts and timber fencing to the perimeters. Is is again designed for easier and lower maintenance with pebbled and decorative borders, shaped flower beds.

**AGENTS NOTES:**

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

SERVICES - All mains services are connected.

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

HEATING - The property has a gas radiator central heating system fitted via a combination type boiler installed 2023?

COUNCIL TAX - This property is Band B.

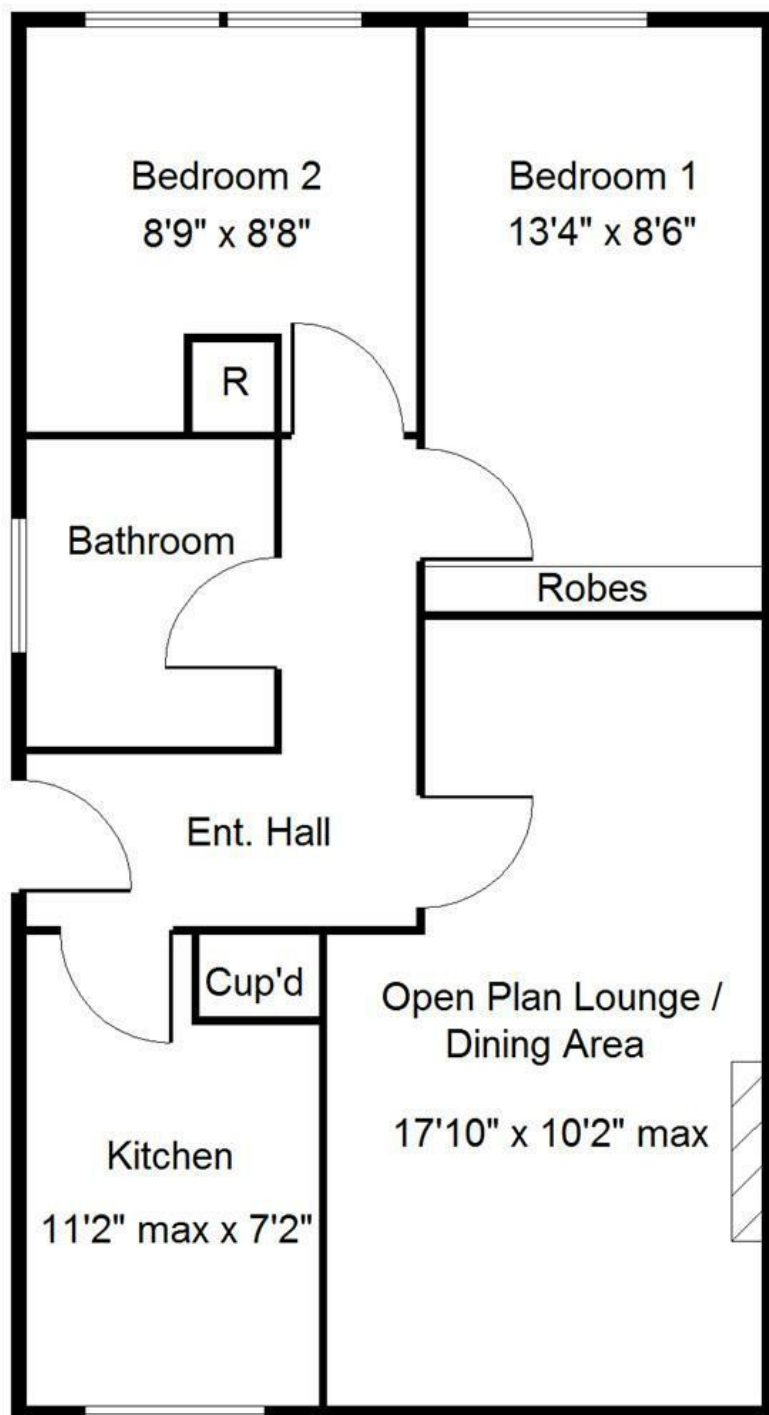
BROADBAND - Superfast broadband is available, with download speeds of up to 40 mbps and upload speeds of up to 9 mbps.

MOBILE COVERAGE - Full mobile coverage is available with EE, please note not all services may be available with the Vodafone, O2 and Three networks.

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.



Ground Floor

OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday [www.hortonknights.co.uk](http://www.hortonknights.co.uk)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	