



3 SOMERBY GREEN BARNETBY, DN38 6EY

£600,000
FREEHOLD

Tucked away in an exceptionally private and rarely available gated community of just a few high-quality homes, Domma offers the perfect blend of rural charm and modern family living. Located in the heart of an Area of Outstanding Natural Beauty, this home enjoys a peaceful setting in the quaint village of Somerby, ideally positioned on the outskirts of the market towns of Brigg and Caistor.



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DESCRIPTION

Welcome to Domma – An Exclusive Family Home in a Gated Countryside Community

As you arrive, the tone is set by a sweeping driveway offering ample off-road parking and access to a double garage. The home, which has been lovingly extended and meticulously maintained by its current owners since new, is now ready for its next chapter.

Step inside via a spacious entrance porch, leading into a bright and welcoming hallway. The main living room is generous in size and flows effortlessly into the extended winter room – a standout feature of the home. This light-filled space is framed by large windows and features a beautiful log-burning stove, perfect for cosy evenings and family gatherings.

Further along the hallway, you'll find a formal dining room, a well-appointed kitchen/breakfast room, a large utility room, downstairs cloakroom, and a small home office, offering everything needed for comfortable day-to-day living.

Upstairs, the principal suite offers a luxurious retreat, complete with a walk-in wardrobe area, a spacious master bedroom, and a full en-suite bathroom. There are also three further double bedrooms, all serviced by a family bathroom.

Domma is a rare opportunity to embrace countryside living in a highly desirable, gated community. The property benefits from excellent transport links to Brigg and Caistor and is within the Caistor Grammar School catchment area.

From the moment you arrive at Domma, the setting and space truly impress – this is a unique home that offers peace, privacy, and prestige in equal measure

ENTRANCE PORCH

Accessed through a timber door with window to side aspect and leading into:-

ENTRANCE HALLWAY

Accessed through double timber doors, with stairs to first floor, radiator leading into:-

LIVING ROOM

Accessed through double timber doors with dual aspect double glazed window to front and rear aspect, radiator and a feature gas fire leading into:-

SUN ROOM

With a uPVC double glazed door to front aspect, uPVC double glazed windows to front, side and rear aspect, loft hatch access, feature log burner and a radiator.

DINING ROOM

With a double glazed window to rear aspect and a radiator.

KITCHEN

With a double glazed window to front aspect, range of wall and base units with laminate worktops, stainless steel sink, eye level electric fan assisted oven and grill, space for a four seater table leading into:-

UTILITY

With wall and base units, stainless steel sink, housing boiler and a radiator leading into:-

REAR PORCH

With a double glazed window to rear aspect, timber door to side aspect, space and plumbing for a washing machine, dryer and a freezer, radiator.

DOWNSTAIRS WC

With an opaque double glazed window, WC, vanity housed hand wash basin and a radiator.

OFFICE

With a double glazed window to rear aspect and a radiator.

FIRST FLOOR LANDING

With double glazed windows to rear aspect and radiators X 2.

MASTER BEDROOM

Dressing area with double glazed window to rear aspect, built in wardrobes and a radiator leading into:- Bedroom with double glazed window to front aspect and a radiator leading into:-

MASTER EN-SUITE

With an opaque double glazed window, WC, corner shower, vanity housed hand wash basin and a radiator.

BEDROOM TWO

With a double glazed window to front aspect, radiator and built in triple wardrobes.

BEDROOM THREE

With a double glazed window to rear aspect, radiator and built in triple wardrobes.

BEDROOM FOUR

With a double glazed window to front aspect, radiator and built in wardrobes.

FAMILY BATHROOM

With an opaque double glazed window, panelled bath with overhead shower, WC, vanity housed hand wash basin, radiator and an airing cupboard.

EXTERNALLY

The property has a double garage with off street parking and paved patio area with a wrap round garden partially laid to gravel and lawned to the rear with greenhouse and timber shed.

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band F

Viewings – By Appointment Only

Floor Area – 2573.00 sq ft

Tenure – Freehold





Total area: approx. 242.3 sq. metres (2608.2 sq. feet)



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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