



21 WOODLAND VIEW

BARNETBY, DN38 6FE

£240,000
FREEHOLD

A beautifully presented and extended three-bedroom detached Kiegar home, situated in the popular and peaceful location of Woodland View in Barnetby.



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DESCRIPTION

This much-improved property offers spacious and versatile living, ideal for modern family life. Upon entering, you're welcomed by a bright entrance porch leading into a forward-facing lounge. The hallway also provides access to a convenient downstairs WC. To the rear, you'll find a generous kitchen/breakfast room that opens into a stunning sunroom extension — perfect for relaxing, dining, or entertaining.

Upstairs, the property boasts three good-sized bedrooms, including a master with en-suite shower room, along with a modern family bathroom. The home also benefits from UPVC double glazing throughout and a newly fitted garage door. Outside, there is off-road parking for two vehicles and a fully enclosed, private rear garden offering a safe and sunny outdoor space. This is a fantastic opportunity to acquire a move-in-ready home in a desirable location. Early viewing is strongly recommended.

ENTRANCE PORCH

Accessed through a composite door with hangers for coats etc leading into:-

LIVING ROOM

With a uPVC double glazed window to front aspect, radiator and feature gas fire leading into:-

INNER HALLWAY

With a radiator.

DOWNSTAIRS WC

With an opaque uPVC double glazed window to side aspect, WC, hand wash basin and a radiator.

KITCHEN / BREAKFAST ROOM

With a uPVC double glazed window to rear aspect, range of wall and base units with worktops, composite single drainer sink, integrated dishwasher, space for a fridge/freezer, electric fan assisted oven with electric

hob and extractor fan, column radiator and space for a four seater table and chairs.

UTILITY

With a uPVC double glazed door to rear aspect, space and plumbing for a washing and dryer, storage and a radiator.

SUN ROOM

With uPVC double glazed French doors to rear aspect and radiators X 2.

FIRST FLOOR LANDING

With a uPVC double glazed window to side aspect.

MASTER BEDROOM

With a uPVC double glazed window to rear aspect, over stairs storage, panelled walls and a radiator leading into:-

MASTER EN-SUITE

With an opaque uPVC double glazed window to side aspect, corner shower, vanity housed hand wash basin, WC and radiator.

BEDROOM TWO

With a uPVC double glazed window to front aspect, panelled walls and a radiator.

BEDROOM THREE

With a uPVC double glazed window to front aspect and a radiator.

FAMILY BATHROOM

With an opaque uPVC double glazed window to rear aspect, panlled bath with over head shower, WC, vanity housed hand wash basin and a chrome towel heater.

EXTERNALLY

The front of the property has a blocked paved driveway providing off street parking for three vehicles and leads to the attached garage with an electric roller shutter

door. The rear garden is fully enclosed with timber fencing, laid to lawn with a raised decking area.

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ADDITIONAL INFORMATION

Local Authority –

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 1268.00 sq ft

Tenure – Freehold





TOTAL FLOOR AREA: 1268 sq.ft. (117.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used on each 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.
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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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