



**Church Road, Barnby Dun Doncaster**



**welcome to**

**Church Road, Barnby Dun Doncaster**

GUIDE PRICE £340,000 - £350,000 A unique three/four bedroom detached family home which is situated in approximately 1/3 of an acre (not measured) in the sought after village of Barnby Dun.



### Entrance Hall

A side facing door gives access to the entrance hall which has a staircase which rises to the first floor, a central heating radiator and a useful understairs storage cupboard.

### Lounge

16' x 12' 5" ( 4.88m x 3.78m )

With a front facing double glazed bay window and a side facing double glazed window. The focal point of the room is the feature fireplace which houses the gas coal effect fire with marble back and hearth. There is coving to the ceiling and a central heating radiator.

### Dining Room

16' x 12' 5" ( 4.88m x 3.78m )

With a side facing double glazed window and a central heating radiator. There is coving and downlights to the ceiling. The focal point of the room is the feature fireplace which houses the gas coal effect fire with back boiler.

### Dining Kitchen

13' 10" x 12' ( 4.22m x 3.66m )

With a side facing double glazed window and an external door which leads to the rear porch. Fitted with wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has an electric hob with extractor above, an electric double oven and grill, integrated dishwasher, microwave and fridge. There is complimentary tiling, a breakfast bar, a central heating radiator, ceramic tiled flooring and a second staircase which gives access to the second landing.

### Rear Porch

With side and rear facing double glazed windows, tiled flooring and an external door.

### Inner Hallway

From the kitchen a door gives access to the inner hallway which also gives access to the bathroom and sitting room/bedroom four.

### Utility Room

With a side facing double glazed window, plumbing for a washing machine and an outlet for a tumble dryer.

### Bathroom

With a side facing obscure double glazed window. Fitted with a WC, a wash hand basin and a panelled bath. There is tiling to the walls and floor and a central heating radiator.

### Sitting Room / Bedroom Four

12' 3" x 14' 2" ( 3.73m x 4.32m )

This room is ideal to be used as a bedroom if required and is currently used as a fabulous sitting room with garden views. There are rear facing patio doors which give access to the garden and various patio areas. There is a central heating radiator, a gas wall heater, coving and downlights to the ceiling.

### Master Bedroom

14' 1" x 12' 11" ( 4.29m x 3.94m )

With front and side facing double glazed windows. There is a central heating radiator and wardrobes providing hanging and storage space. A door gives access to the en-suite shower room.

### En-Suite Shower Room

Fitted with a low level WC, a wash hand basin and shower cubicle with shower. There is partial tiling, a central heating radiator and an extractor fan.

### Bedroom Two

16' x 12' 5" ( 4.88m x 3.78m )

A double room with a side facing double glazed window and a central heating radiator. There is coving, recess and downlights to the ceiling. A door gives access to the second landing.

### Second Landing

Which serves bedroom three and the shower room.

### Bedroom Three

11' 5" x 7' 10" ( 3.48m x 2.39m )

A single bedroom with a rear facing double glazed window and a central heating radiator. There is a wardrobe which is built above the second staircase.

### Shower Room

Fitted with a low level WC, a wash hand basin and double shower cubicle with shower. There is tiling to the walls and floor, a central heating radiator, downlights and an extractor fan to the ceiling.

### Outside

There is an enclosed front garden which is mainly laid to lawn with plants and shrubs to the borders. There is a resin driveway which provides ample off road parking and in turn leads to the large detached garage. To the rear of the property is a stunning landscaped rear garden with water features. There are various seating and patio areas. There is an orchard area and to the rear of the garden is a large landscaped vegetable garden and greenhouse.

### Garage

With a courtesy door to the garden.



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## Church Road, Barnby Dun Doncaster

- GUIDE PRICE £340,000 - £350,000
- WELL-PRESENTED THROUGHOUT
- MASTER BEDROOM WITH EN-SUITE
- BATHROOM AND SHOWER ROOM
- TWO/THREE RECEPTION ROOMS

Tenure: Freehold EPC Rating: F

guide price

**£340,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DCR119054 - 0010

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