



Pine Hall Road, Barnby Dun DONCASTER

welcome to

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This four bedroom semi-detached dormer bungalow benefits from two ground floor bedrooms and two to the first floor. The property has a spacious kitchen diner with sun room, a South-East facing rear garden, driveway and garage. No onward chain!



Entrance Hall

With a front facing exterior door, spotlights to the ceiling and a central heating radiator.

Lounge

15' 11" x 12' max (4.85m x 3.66m max)

With a front facing double glazed bay window, a central heating radiator and a gas feature fireplace as the focal point of the room.

Kitchen Diner

21' 7" x 8' 2" max (6.58m x 2.49m max)

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has a built-in washing machine, space for an electric cooker and space for a fridge and freezer. There is laminate flooring, a central heating radiator, spotlights to the ceiling, partial tiling to the walls, area for a dining table and chairs, a rear facing double glazed window, a side facing single glazed window and a door providing access to the sun room.

Sun Room

6' 2" x 7' 9" (1.88m x 2.36m)

With rear and side facing single glazed windows and a door providing access to the rear garden.

Bedroom One

11' 5" x 10' 9" max (3.48m x 3.28m max)

With a front facing double glazed window, a central heating radiator, fitted wardrobes and access to the en-suite WC.

En-Suite W.C.

Fitted with a WC and a wash hand basin.

Bedroom Two

10' 6" x 11' 6" (3.20m x 3.51m)

With a rear facing double glazed window, a central heating radiator and fitted wardrobes.

Snug / Office

8' 4" x 8' 3" (2.54m x 2.51m)

With a rear facing double glazed window, a central

heating radiator and stairs which rise to the first floor landing.

Shower Room

Fitted with a low flush WC, a wash hand basin and a shower cubicle with shower. There is partial tiling to the walls and a side facing obscure double glazed window.

First Floor Landing

With access to the further two bedrooms.

Bedroom Three

10' 8" x 11' 6" (3.25m x 3.51m)

With a rear facing double glazed window, a central heating radiator and eave storage.

Bedroom Four

10' 6" x 9' 7" (3.20m x 2.92m)

With a rear facing double glazed window, a central heating radiator and eave storage.

Outside

To the front of the property there is a lawned garden with a variety of mature shrubs and plants. There is an extensive block paved driveway to the side which provides off road parking and in-turn leads to the garage.

To the rear of the property there is a South-East facing rear garden which is mainly laid to lawn with a block paved patio, an outside tap and additional access to the garage.

Garage

18' 10" x 9' 4" (5.74m x 2.84m)

With an up and over door and a side facing single glazed window.



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Pine Hall Road, Barnby Dun DONCASTER

- FOUR BEDROOM SEMI-DETACHED DORMA BUNGALOW
- NO ONWARD CHAIN
- SPACIOUS KITCHEN DINER
- SUN ROOM AND SNUG/STUDY
- FRONT ASPECT LOUNGE

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR122016 - 0003

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