



**Barnby Dun Road, Wheatley Doncaster**



**welcome to**

**Barnby Dun Road, Wheatley Doncaster**

This well-presented three bedroom semi-detached home is situated in this popular location close to local amenities and transport links. The property has front and rear gardens, off road parking and a double garage to the rear.



### Entrance Hall

With a front facing sealed unit door, two side facing double glazed windows, a central heating radiator, laminate flooring, coving to the ceiling and an understairs storage cupboard.

### Lounge

12' 6" x 15' 8" ( 3.81m x 4.78m )

A spacious lounge with a front facing double glazed window and laminate flooring.

### Dining Kitchen

19' 9" x 10' 5" max to recess ( 6.02m x 3.17m max to recess )

With a side facing double glazed window and rear facing double glazed French doors opening to the rear garden. Fitted with wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has an induction hob with tiled splashback and extractor above, an electric oven. There is laminate flooring, a central heating radiator, area for a dining table and chairs and access to the utility room.

### Utility Room

10' x 8' 9" ( 3.05m x 2.67m )

With rear and side facing double glazed windows. There is tiled flooring, plumbing for a washing machine and access to the downstairs WC.

### Downstairs W.C.

With a rear facing obscure double glazed window. Fitted with a WC and tiled flooring.

### First Floor Landing

With a side facing double glazed window, a cupboard housing the gas central heating boiler and access to the loft with ladder and is partially boarded.

### Bedroom One

12' 8" x 10' 2" ( 3.86m x 3.10m )

With a front facing double glazed window, a central heating radiator, wardrobes and cupboard with hanging space.

### Bedroom Two

11' x 9' 10" ( 3.35m x 3.00m )

With a rear facing double glazed window, a central heating radiator and a cupboard with hanging space.

### Bedroom Three

6' 7" x 10' 10" including bulk head for stairs ( 2.01m x 3.30m including bulk head for stairs )

These measurements include the bulk head for the stairs. With a front facing double glazed window, a central heating radiator, laminate flooring and wardrobe over the bulk head for the stairs.

### Bathroom

With a rear facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin fitted into a vanity unit and a panelled bath with shower over. There is complimentary tiling, an extractor fan, chrome heated towel rail and tiled flooring.

### Outside

To the front of the property there is an enclosed garden with double gates giving access to the driveway providing ample off road parking and leads to the double concrete sectional garage. To the rear of the property there is an enclosed low maintenance resin rear garden with raised borders and a further block paved patio.

### Double Garage

With an up and over door, light and power.



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## Barnby Dun Road, Wheatley Doncaster

- IDEAL FOR FIRST TIME BUYERS AND YOUNG FAMILIES
- WELL-PRESENTED THROUGHOUT
- ATTRACTIVE LOUNGE
- DINING KITCHEN
- UTILITY ROOM AND DOWNSTAIRS WC

Tenure: Freehold EPC Rating: Awaited

**£180,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR123771 - 0002

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william h brown



**01302 327121**



[doncaster@williamhbrown.co.uk](mailto:doncaster@williamhbrown.co.uk)



4-5 Kingsway House, Hall Gate, DONCASTER,  
South Yorkshire, DN1 3NX



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**