



Pinefield Road, Barnby Dun Doncaster

welcome to

Pinefield Road, Barnby Dun Doncaster

Situated in this sought after location is this beautifully presented four bedroom detached family home which is perfect for growing or extended families with spacious accommodation throughout. The property benefits from a generous studio space, an en-suite master bedroom and off road parking.



Entrance Hall

With a front facing obscure upvc double glazed door, tiled flooring, a central heating radiator, coving to the ceiling and access to the downstairs WC.

Downstairs W.C.

Fitted with a low flush WC, a wash hand basin and tiled flooring.

Lounge

14' 7" x 12' (4.45m x 3.66m)

With a front facing double glazed bay window, a feature fireplace housing the electric fire, a central heating radiator and double door giving access to the dining room.

Dining Room

11' 2" x 9' 1" (3.40m x 2.77m)

With a rear facing double glazed French doors, stairs which rise to the first floor landing, a central heating radiator, coving to the ceiling, underfloor heating and additional high gloss base units providing additional storage. The dining room is open plan to the kitchen.

Kitchen

14' 6" x 10' 3" (4.42m x 3.12m)

With a rear facing double glazed window and a side facing upvc obscure double glazed door. Fitted with a high gloss range of wall and base units with coordinating work surfaces housing the double stainless steel sink with mixer tap. The kitchen has a four ring ceramic hob with extractor above, an integrated dishwasher, washing machine and dryer, an electric oven and housing for an American style fridge-freezer. There is tiled splashback, tiled flooring with underfloor heating and access to the studio.

Studio

27' 10" x 9' 8" (8.48m x 2.95m)

With a front facing double glazed window and side facing bifolding doors leading out to the garden. There is tiled flooring and a further side facing door providing an additional private entrance ideal for home working. A versatile room which could also be used as a family room/play room or home office.

First Floor Landing

With a front facing double glazed window, access to the loft, a central heating radiator, coving to the ceiling and a built-in storage cupboard housing the hot water tank.

Bedroom One

10' 7" x 9' 7" (3.23m x 2.92m)

With a front facing double glazed window, a central heating radiator, laminate flooring and access to the loft. There is access to the en-suite shower room.

En-Suite Bathroom

With a velux window. Fitted with a low flush WC, a wash hand basin and a bath with shower over. There is tiled flooring, a heated towel rail and an extractor fan.

Bedroom Two

12' 1" x 8' 8" (3.68m x 2.64m)

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

Bedroom Three

10' 9" x 8' 2" (3.28m x 2.49m)

With a rear facing double glazed window, a central heating radiator, coving to the ceiling and laminate flooring.

Bedroom Four

9' 1" x 7' 9" (2.77m x 2.36m)

With a rear facing double glazed window, a central heating radiator and coving to the ceiling.

Bathroom

With a side facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin and a bath with shower over. There is tiling to the walls and a heated towel rail.

Outside

Situated on a corner plot. To the front of the property there is a double driveway providing off road parking with shrubs to the borders whilst to the rear of the property there is an artificial lawned garden with block paved patio, garden shed, power and outside tap.



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welcome to

Pinefield Road, Barnby Dun Doncaster

- NO CHAIN
- EXTENDED FOUR BEDROOM DETACHED FAMILY HOME
- OPEN PLAN KITCHEN DINER
- VERSATILE STUDIO SPACE IDEAL FOR HOME WORKING
- MASTER BEDROOM WITH EN-SUITE

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£295,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR124081 - 0005

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