



**Top Road, Barnby Dun Doncaster**

**welcome to**

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Bound to impress is this two double bedroom detached bungalow benefiting from a home study, orangery with underfloor heating and a kitchen with breakfast bar island. Situated in this sought after village location and available with no onward chain!



### Kitchen

13' 2" x 9' 9" ( 4.01m x 2.97m )

A modern and contemporary kitchen fitted with a range of wall and base units with complimentary work surfaces housing the insert sink with mixer tap and water filtration tap. The kitchen has a range of integrated appliances including an induction hob with extractor above, an electric oven, dishwasher, washing machine, fridge and freezer. There is a focal breakfast island, tiled flooring with underfloor heating, downlights to the ceiling, a wall mounted boiler, a side facing door which provides access to the driveway and a further door giving access to the inner hallway. Double glazed French doors give access to the orangery.

### Orangery

12' 7" x 12' 2" ( 3.84m x 3.71m )

With rear and side facing double glazed windows and rear facing patio doors leading out to the rear garden. There is tiled flooring with underfloor heating.

### Inner Hallway

With an ample storage cupboard.

### Lounge

11' 10" x 14' 10" Max ( 3.61m x 4.52m Max )

With a front facing bay fronted double glazed window, feature fire place with a gas fire and marble surround and a central heating radiator.

### Study

7' 4" x 5' ( 2.24m x 1.52m )

With a front facing double glazed window, a central heating radiator and spotlights to the ceiling.

### Bedroom One

12' Max x 11' 11" ( 3.66m Max x 3.63m )

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

### Bedroom Two

11' 11" x 11' 10" ( 3.63m x 3.61m )

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

### Bathroom

Fitted with a low flush WC, a hand wash basin and shower cubicle with a wall-mounted thermostatic shower. There is loft access, tiling to the walls, an extractor fan, a heated towel rail, underfloor heating and a rear facing obscure frosted double glazed window.

### Outside

To the front of the property there is a well-maintained garden which is mainly laid to lawn with mature shrubs. Iron gates lead to the spacious driveway providing ample off road parking which in-turn leads to the garage. To the rear of the property there is a well-maintained enclosed mainly laid to lawn rear garden with garden shed and patio area.

### Garage

With an electric roller shutter door, a side facing window and door.



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## Top Road, Barnby Dun Doncaster

- TWO BEDROOM DETACHED BUNGALOW
- ORANGERY WITH UNDERFLOOR HEATING WHICH OUTLOOKS ONTO THE REAR GARDEN
- GENEROUS DRIVEWAY AND GARAGE
- STUDY / HOME OFFICE
- WELL-PRESENTED KITCHEN WITH BREAKFAST ISLAND

Tenure: Freehold EPC Rating: D

Council Tax Band: C

**£280,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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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](http://williamhbrown.co.uk)**