

**Top Road, Barnby Dun Doncaster** 

# welcome to

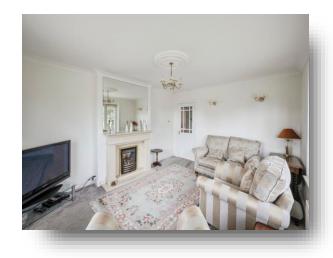
# **Top Road, Barnby Dun Doncaster**

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 inturn 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







Hatfield Ln Barnby Dun Playground Coogle Map data @2025

Please note the marker reflects the postcode not the actual property

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Property Ref: DCR124599 - 0002

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