





FABULOUS INDIVIDUAL DETACHED HOME WITH PLENTY OF KERB APPEAL IN THE CENTRE OF BARNBY DUN. This superb detached family house offers beautifully presented accommodation which will surely impress when viewed. Just a short walk to local restaurant/pub, other local amenities and primary school, it will definitely tick all the boxes for anyone searching for a property in DN3.

In brief this delightful home comprises of entrance hallway, WC, inner hall, living room, open plan kitchen/dining area with central island, separate dining room, utility cupboard, stairs to the first floor landing, three spacious bedrooms, bathroom, stairs to attic master bedroom with en-suite shower room/walk-in wardrobe, front paved parking area, rear double gates lead to further parking space in front of the detached single garage and a delightful rear garden with raised decking/bar area. **FANTASTIC HOME IN VILLAGE LOCATION.**



ENTRANCE HALL

10' 3" x 6' 7" (3.14m x 2.02m) The property is accessed via a side facing door to the entrance hallway with feature full length double glazed window above the stairs, door to the inner hallway and door to the WC.

WC

Benefits from a low flush WC, wash hand basin, tiled flooring and spotlights to the ceiling.

INNER HALL

3' 2" x 11' 0" (0.97m x 3.37m) Providing access to both reception rooms, utility cupboard and open access to the kitchen/dining area, plus benefits from spotlights to the ceiling.

LIVING ROOM

18' 0" x 13' 1" (5.49m x 3.99m) Wonderful living room with rear facing double glazed French doors to the garden, front facing double glazed window, radiator and coving to the ceiling.

DINING ROOM

13' 10" x 11' 2" (4.23m x 3.42m) The second reception room is currently utilised as a treatment room with front facing double glazed window and radiator.

KITCHEN/DINER

20' 10" x 12' 9" (6.37m x 3.89m) Superb open plan kitchen/dining area with central island/breakfast bar, matching fitted kitchen units at eye and base level, wood block work surfaces incorporating a Belfast style sink with five ring gas hob mounted on the central island, extractor hood above, double electric oven, integrated microwave, integrated dishwasher, partially tiled splash backs, spotlights, radiator, rear facing double glazed window and rear facing double glazed French doors to the decking.

STAIRS

Leading from the entrance hallway to the first floor landing.



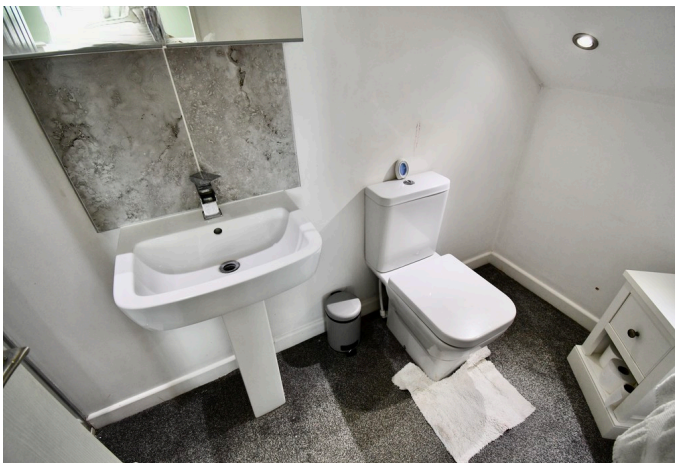
BEDROOM

11' 2" x 12' 8" (3.42m x 3.88m) Overlooking the rear garden via the rear facing double glazed window and radiator.

BEDROOM

7' 11" x 13' 9" (2.43m x 4.20m) Positioned at the front of the property providing a further spacious bedroom with front facing double glazed window, radiator and storage cupboard.







BEDROOM

9' 3" x 12' 9" (2.83m x 3.89m) Third first floor bedroom with rear facing double glazed window and radiator.

BATHROOM

9' 3" x 7' 3" (2.84m x 2.23m) Beautiful bathroom with three piece suite comprising of a low flush WC, wash hand basin, bath with shower screen mounted above, dual shower head, central waterfall tap with further shower attachment, heated towel radiator, spotlights, extractor fan and partially tiled walls.

STAIRS

Leading from the first floor landing to the attic master bedroom.

LOFT MASTER BEDROOM

16' 6" x 15' 5" (5.04m x 4.71m) Fabulous loft conversion creating a beautiful master bedroom with walk-wardrobe, door to the en-suite, two rear facing double glazed windows, side facing double glazed window, air conditioning unit and two radiators.

ENSUITE

3' 11" x 8' 9" (1.21m x 2.67m) Nicely presented shower room comprising of a low flush WC, wash hand basin, shower cubicle with dual shower head, heated towel radiator, extractor fan and spotlights to the ceiling.

FRONT GARDEN/PARKING

This area is paved providing off street parking with wall enclosure and wrought iron style railing decorative tops. Side gated shared access provides further access to the double gates at the rear.

REAR GARDEN & DRIVEWAY

Double gates lead to the detached single garage at the rear and benefits from one parking space in front of the garage, raised decking/bar area, lower astro turf area, raised sleeper beds, gravelled area and all is wall enclosed.

DETACHED GARAGE

Benefits from power points and lighting.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	53 E	
21-38	F		