



Mallard Avenue, Barnby Dun Doncaster



welcome to

Mallard Avenue, Barnby Dun Doncaster

GUIDE PRICE £260,000-£270,000. This fabulous immaculately presented three bedroom semi-detached bungalow benefiting from off road parking, a landscaped rear garden and garage. Close to local amenities and transport links



Entrance Hall

With a front facing sealed unit door, two central heating radiators, herringbone laminate flooring, coving to the ceiling, a useful cloak cupboard and double doors which open to the lounge.

Lounge

With a front facing double glazed bowed window, a feature fireplace with electric remote controlled coal effect fire as the focal point of the room, a central heating radiator and coving to the ceiling.

Dining Kitchen

With a front facing double glazed window. Fitted with a range of high gloss wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has an induction hob with extractor above, an electric oven, integrated microwave, fridge, freezer, dishwasher and washing machine. There is complimentary tiling, laminate flooring, downlights to the ceiling and a central heating radiator.

Bedroom One

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

Bedroom Two

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

Bedroom Three

With a rear facing double glazed window, a central heating radiator and French doors leading out to the rear garden.

Shower Room

With a side facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin fitted into a vanity unit and a double shower cubicle. There is tiling to the walls and floor, downlights to the ceiling, a heated towel rail and an extractor fan.

Outside

To the front of the property there is a block paved driveway providing off road parking which continues to the side an in-turn leads to double gates and the garage. To the rear of the property there is an enclosed lawned landscaped garden with shrubs and plants to the borders, a block paved patio and further raised patio with pergola.

Garage

With an electric roller shutter door, light, power and a courtesy door to the garden.



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- GUIDE PRICE £260,000-£270,000
- PRESENTED TO A HIGH STANDARD THROUGHOUT
- ATTRACTIVE LOUNGE
- DINING KITCHEN WITH INTEGRATED APPLIANCES
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£260,000-£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR125868 - 0002

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