





WHAT A SUPERB FINISH THROUGHOUT THE FABULOUS HOME, WITH THREE BEDROOMS, THIS IS BOTH DECEPTIVELY SPACIOUS AND MOVE IN READY. Perfect property in Barnby Dun that is immaculately presented in every room and offers a stylish semi-detached bungalow that is sure to be popular with all purchasers. Positioned in a lovely quiet cul de sac within Barnby Dun, you will not be disappointed when you view this fantastic home. The property has been updated and much improved to now briefly comprise of entrance hallway, modern lounge with feature fireplace and shutters included, kitchen/diner with beautiful modern kitchen, three spacious bedrooms, stunning bathroom with separate shower cubicle, front garden/driveway, rear garden and single garage. SOUGHT AFTER LOCATION IN DN3.



ENTRANCE HALL

4' 1" x 18' 11" (1.25m x 5.78m) This delightful home is accessed via the front facing double glazed frosted door to the entrance hallway, vertical radiator, spotlights, storage cupboard, loft access point with drop down ladder and please note the loft benefits from boarding for storage and lighting.

LOUNGE

11' 10" x 15' 10" (3.61m x 4.85m) Amazing reception room which is lovely and modern with feature electric fireplace inset within the chimney breast, vertical modern radiator, window shutters, front facing double glazed window, built in storage cupboards to the side of the chimney and a television point.

KITCHEN/DINER

10' 10" x 10' 1" (3.31m x 3.08m) Stunning modern kitchen space with a range of newly fitted cabinetry, wonderful work surfaces with matching splash backs, single and half bowl sink unit, integrated fridge/freezer, integrated dishwasher, double electric oven with warming drawer, four ring induction hob with feature extractor fan, spotlights, vertical radiator, front facing double glazed window, window shutters and a television point.

BEDROOM

10' 0" x 11' 10" (3.07m x 3.62m) Beautiful bedroom space with fitted wardrobes, rear facing double glazed window with shutters, vertical radiator, and a television point.

BEDROOM

8' 10" x 11' 10" (2.71m x 3.62m) Further spacious double bedroom with vertical radiator, television point, rear facing double glazed window and shutters.







BEDROOM/OFFICE

8' 9" x 7' 11" (2.67m x 2.43m) Currently utilised as an office but could be a spacious single bedroom with vertical radiator, rear facing double glazed window and rear facing double glazed French doors to the garden.

BATH/SHOWER ROOM

9' 5" x 6' 7" (2.88m x 2.02m) Fabulous bathroom with separate shower cubicle, dual shower head mounted above, small bath with shower attachment, low flush WC, wash hand basin within a vanity unit, LED lit mirror, vertical radiator, extractor fan, spotlights, partially tiled walls, two side facing double glazed frosted windows, a utility cupboard holding both washing machine and tumble dryer.

FRONT GARDEN/DRIVEWAY

Superb frontage with plenty of paved off street parking space, gates lead to the side of the bungalow and small front garden with mixed bushes and shrubs.

GARAGE

Single garage with up and over door, benefits from power points, lighting and further side facing double glazed door/window.

REAR GARDEN

A garden that you will enjoy with paved patio space, central lawn, raised sleeper beds/planters, shed and a fence enclosure.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: B

EPC RATING: C

HEATING SYSTEM: GAS FIRED COMBINATION BOILER

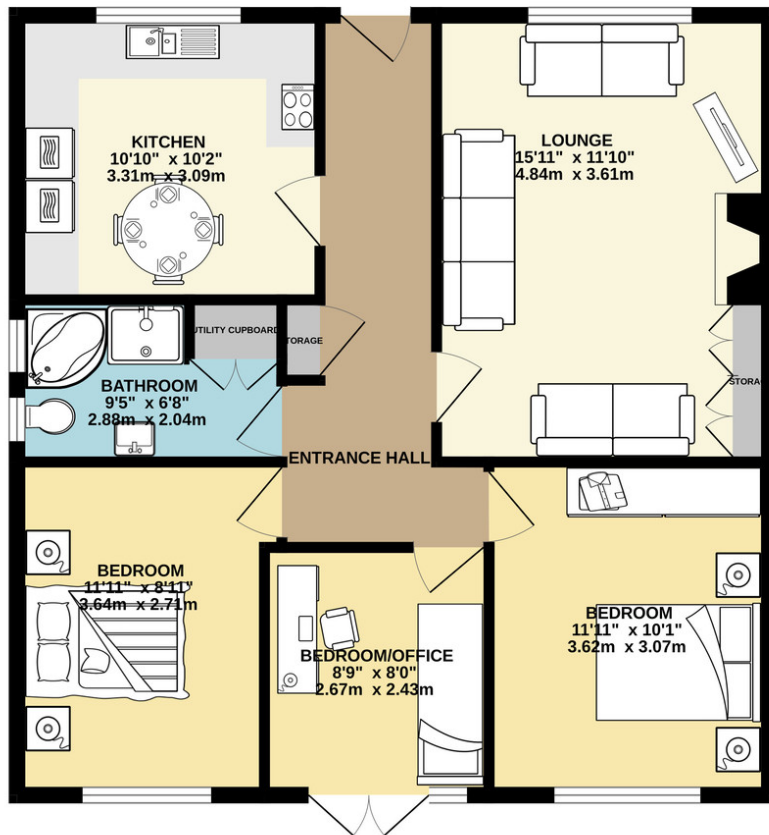
INSTALLATION DATE: 2017

LAST SERVICE: 2025

SERVICES: MAINS

ALL WINDOWS & DOORS REPLACED: 2017

GROUND FLOOR
740 sq.ft. (68.8 sq.m.) approx.



TOTAL FLOOR AREA : 740 sq.ft. (68.8 sq.m.) approx.

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 can be given for their availability or performance.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		