





WONDERFUL SEMI-DETACHED BUNGALOW IN BARNBY DUN THAT BENEFITS FROM A KITCHEN EXTENSION AND CONSERVATORY.

Beautifully presented throughout, this fabulous bungalow is move in ready and offers excellent living accommodation. Positioned on a sought after road in the centre of Barnby Dun, within walking distance of the local shops/amenities, you will not want to miss this one. The property in brief comprises of entrance hallway, lounge/dining room, extended kitchen, conservatory, three lovely bedrooms, shower room, front/rear garden, driveway and detached garage. AVAILABLE NOW WITH NO CHAIN.



ENTRANCE HALL

3' 7" x 7' 2" (1.11m x 2.19m) This lovely property is accessed via the side facing double glazed frosted door to the hallway, side facing double glazed frosted window, radiator, loft access point and storage cupboard.

LOUNGE/DINER

29' 5" x 12' 1" (8.97m x 3.69m max & 2.41m min) Fantastic open plan L-shaped reception space ideal for living/dining, front facing double glazed bow window, coal effect feature gas fire with decorative surround, two radiators, storage cupboard, coving to the ceiling and open access to the kitchen.

KITCHEN

13' 6" x 7' 11" (4.14m x 2.43m) Fabulous kitchen with a range of fitted cabinetry at both eye and base level, work surfaces incorporating a single and half bowl sink with drainer, partially tiled splash backs, four ring gas hob with extractor fan, single electric oven, integrated microwave, integrated fridge, integrated washing machine, integrated dishwasher, tiled flooring, spotlights, side/rear facing double glazed window and side facing double glazed door to the conservatory.

CONSERVATORY

10' 4" x 14' 0" (3.16m x 4.29m) Overlooking the rear garden with side/rear facing double glazed windows, radiator and rear facing double glazed French doors to the patio.

BEDROOM

11' 3" x 11' 1" (3.45m x 3.39m) Spacious double bedroom with front facing double glazed window, fitted wardrobes, radiator and coving.



BEDROOM

11' 2" x 9' 6" (3.41m x 2.90m) Further double bedroom with rear facing double glazed window, radiator and coving.

BEDROOM

6' 10" x 7' 11" (2.09m x 2.42m) Third single bedroom is currently utilised as an office with side facing double glazed window and a radiator.







SHOWER ROOM

7' 10" x 5' 3" (2.39m x 1.62m) Nicely presented shower room benefitting from a low flush WC, wash hand basin, heated towel radiator, walk in shower with glass divide, dual shower head, spotlights, extractor fan, mirror, tiled walls, tiled flooring and rear facing double glazed frosted window.

FRONT GARDEN & DRIVEWAY

Open access to the paved driveway, providing off street parking, side access to the garage/rear garden, small lawned front garden with surrounding bushes and wall to the front.



GARAGE

Single garage with front electric door, rear double glazed frosted door, side facing double glazed window, power point and lighting.

REAR GARDEN

Partially fence enclosed garden with central pond/water feature, paved patio, gravelled area, bushes/shrubs and open access to the driveway.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: C

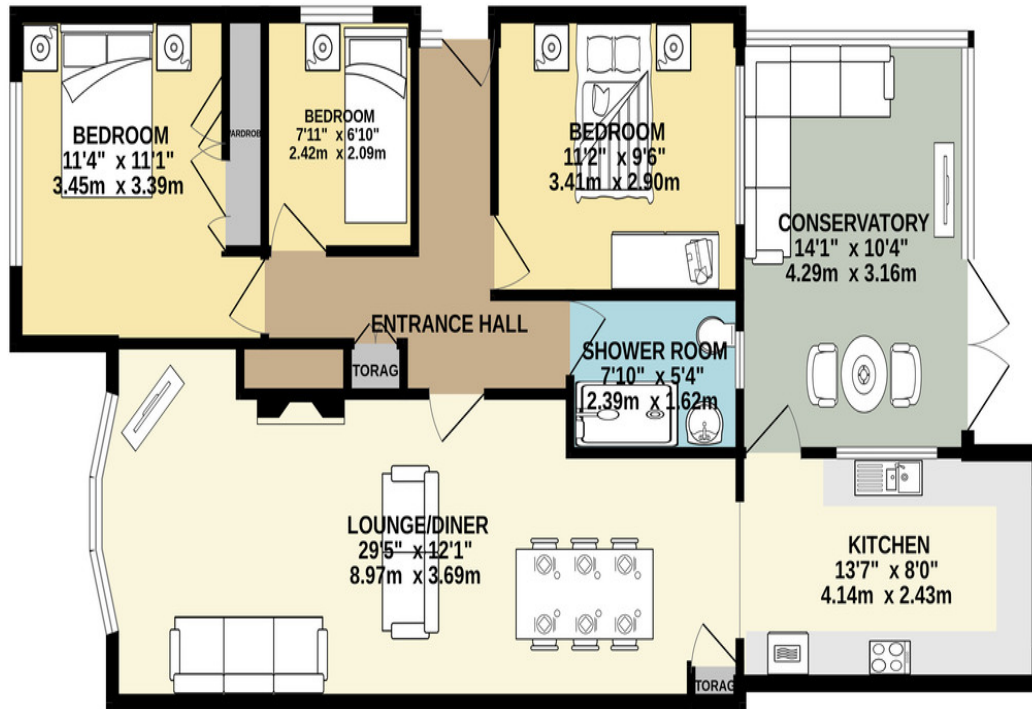
HEATING SYSTEM: GAS FIRED BOILER

LAST SERVICE: BOOKED FOR 27 AUGUST 2026

SERVICES: MAINS



GROUND FLOOR
962 sq.ft. (89.3 sq.m.) approx.



TOTAL FLOOR AREA : 962 sq.ft. (89.3 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 as to their operability or efficiency can be given.

