





WONDERFUL LOCATION IN BARNBY DUN, JUST A SHORT WALK TO ALL LOCAL AMENITIES AND PLEASANTLY PRESENTED THROUGHOUT. Delightful detached bungalow in a sought after position in DN3 which should be viewed early to avoid disappointment. In brief the property comprises of entrance porch, entrance hallway, living room, dining room, kitchen, conservatory, two bedrooms, shower room, store room/bedroom, front garden, driveway for off street parking, garage with electric door, workshop and lovely mature rear garden. AVAILABLE WITH NO UPWARD CHAIN.

ENTRANCE PORCH

7' 4" x 4' 7" (2.25m x 1.41m) This beautiful bungalow is accessed via the front facing double glazed door to the porch, two front facing double glazed windows, side facing double glazed window and parquet flooring.

ENTRANCE HALL

18' 4" x 5' 3" (5.60m x 1.62m) The fabulous parquet flooring continues into the hallway with front facing door to the porch, front facing double glazed window, radiator and a coat cupboard.

LIVING ROOM

11' 10" x 15' 8" (3.63m x 4.80m) Wonderful bright reception space perfect for entertaining with open arch to the dining area, front facing double glazed bow window, side facing double glazed window, coving to the ceiling, radiator, coal effect gas fire and a feature decorative surround.

DINING AREA

9' 10" x 9' 10" (3.01m x 3.01m) Second reception space lends itself to a dining area with access to the kitchen, side facing double glazed window, parquet flooring, coving to the ceiling and a radiator.



KITCHEN

9' 10" x 12' 0" (3.01m x 3.66m) Positioned at the rear of the property with a range of fitted units at both eye and base level, work surfaces incorporating a single and half bowl sink with drainer unit, integrated dishwasher, integrated fridge, space for a cooker with electric hob, extractor fan above, partially tiled walls, side facing double glazed window, rear facing double glazed window and door to the conservatory.

CONSERVATORY

With two side facing double glazed doors, rear facing double glazed French doors to the garden, internal door to the garage and tiled flooring.

BEDROOM

9' 11" x 11' 11" (3.04m x 3.65m) Overlooking the rear garden via the rear facing double glazed window, fitted wardrobe and a radiator.

BEDROOM

9' 11" x 11' 11" (3.04m x 3.65m) Rear facing double glazed window, storage cupboard and a radiator.

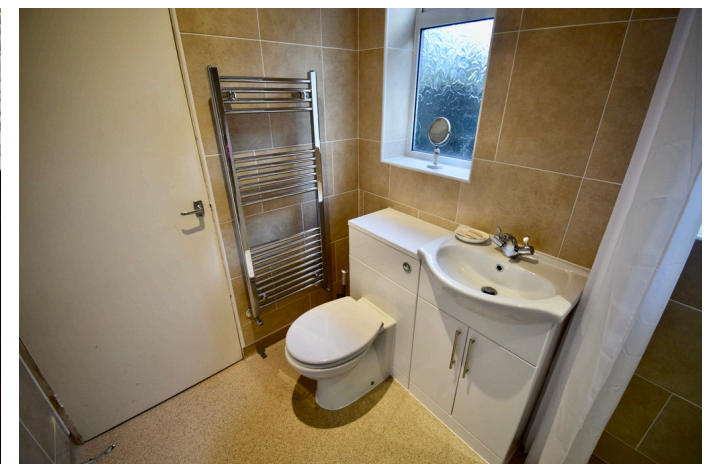
SHOWER ROOM

5' 5" x 7' 9" (1.66m x 2.38m) Nicely presented shower room with wet area, shower unit above, shower curtain rail, heated towel radiator, low flush WC, wash hand basin within a vanity unit, door to the storage room, two side facing double glazed frosted windows and an extractor fan.

STORE ROOM/BEDROOM

5' 7" x 9' 4" (1.71m x 2.85m) Accessed only via the shower room, with rear facing double glazed window and a radiator.







FRONT GARDEN

With a central lawn area, surrounding shrub beds, wall to the front and double gates to the front providing access to the driveway.

DRIVEWAY & GARAGE

The driveway provides off street parking space leading to the garage at the rear, which benefits from electric door, power points and lighting.

REAR GARDEN

Mature rear garden with central lawn, shrub beds, workshop with power/lighting, paved patio, shed, greenhouse and a fence/hedge enclosure.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		

TOTAL APPROX. FLOOR AREA 1293 SQ.FT. (120.2 SQ.M.)
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