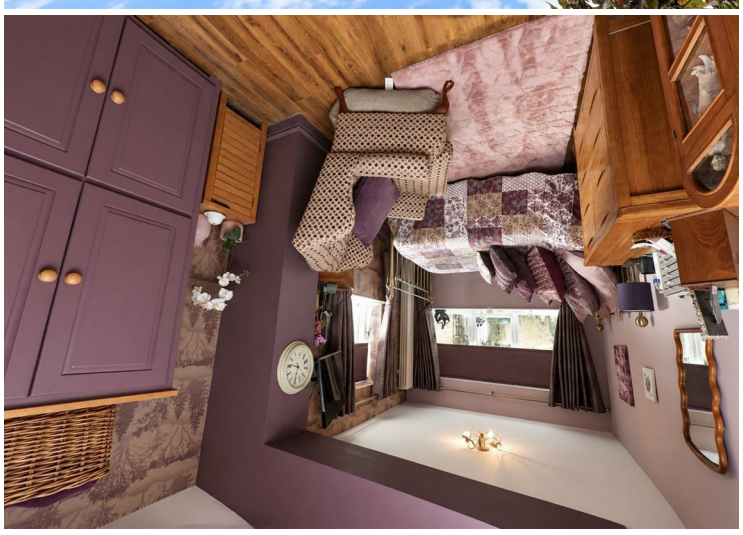

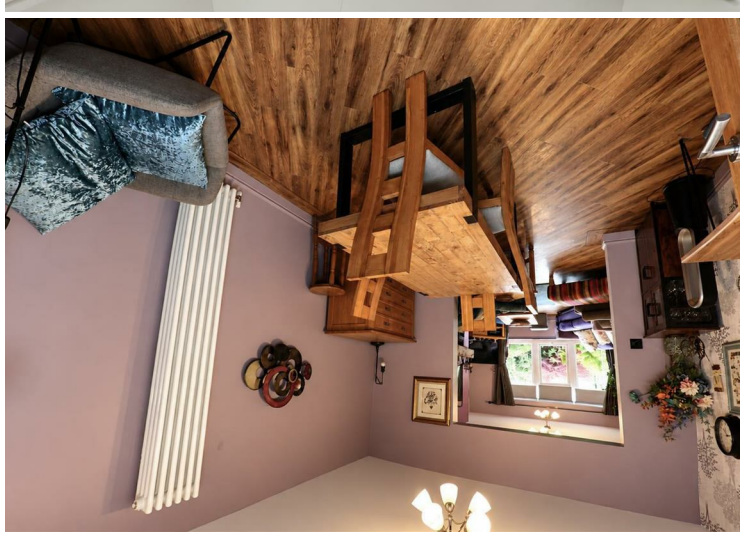

horton knights of doncaster

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Pine Hall Road, Barnby Dun, Doncaster, DN3 1LW

Asking Price £335,000

STUNNING EXTENDED DETACHED BUNGALOW / ORIGINALLY 3 BEDROOMS, NOW 2 AND A DINING ROOM / HUGE EXTENDED MODERN KITCHEN / BEAUTIFUL GARDEN ROOM / ENSUITE SHOWER ROOM / LONG DRIVE & GATED PARKING / EARLY VIEWING ESSENTIAL //

DEFINITELY ONE TO VIEW, this extended bungalow is very deceptive. Originally it was 3 bedrooms, now its 2 plus a dining room, then add an extension across the rear which has created a large island kitchen with a vaulted ceiling and a garden room beyond. The property benefits from a gas central heating system, pvc double glazing and comprises: entrance lobby into a larger 'L' shaped hall, cosy lounge, dining room, a gorgeous large open plan island (island not included in the sale) kitchen with a feature vaulted ceiling, plus a garden room beyond. there are two double bedrooms both with en-suite facilities, plus the main bedroom has a large walk in wardrobe. Outside are pretty gardens, a long side driveway with gated parking and a brick workshop/store. Sought after village location, with good access to village amenities including local shops, a small supermarket and several nice eateries.

ACCOMMODATION
A composite type double glazed entrance door with decorative glazed in set leads into the property's entrance lobby.

ENTRANCE LOBBY
This has a modern contemporary style tiled floor covering, ceiling light and a glazed inner door which leads through into an L-shaped hallway.

HALLWAY
This has a continuation of the tiled flooring, two central ceiling lights, a contemporary style tall radiator, a deep built-in cupboard and oak interior doors which lead through into a beautiful lounge.

LOUNGE
16'" x 12'0" (4.88m x 3.66m)
This has a PVC double glazed bay window at the front, a feature fireplace incorporating a contemporary style gas stove, Karndean flooring, two tall upright contemporary style radiators and a broad opening which leads through into the dining room.

DINING ROOM
11'10" x 10'2 (3.61m x 3.10m)
This is a good size, it has a continuation of the Karndean flooring, a tall contemporary style radiator, central ceiling light and double opening oak glass doors which lead through into the extended kitchen.

EXTENDED VAULTED KITCHEN
21'6" x 9'8" (6.55m x 2.95m)
This is a real feature, it has a open vaulted ceiling with two high level double glazed Velux windows, a further PVC double glazed window and a stable type door to the garden room.

The kitchen itself is all beautifully fitted with a range of modern high and low level units finished with a work surface over. There is a single bowl porcelain sink with a contemporary style mixer tap. There is space and plumbing for a washing machine/ dishwasher. There is a broad range style cooker which will be included, glass splash back and matching extractor hood. Tiled flooring throughout, five feature hanging ceiling pendant lights, two tall contemporary style radiators and space for an American style fridge freezer etc.

UTILITY ROOM
This has plumbing for automatic washing machine, room for tumble dryers, shelving, ceiling light, a tall radiator and a continuation of the tiled flooring.

GARDEN ROOM
10'8" x 7'0" (3.25m x 2.13m)
This enjoys an outlook over the raer garden. It has two PVC double glazed double opening doors and a further single door to the opposite side. There is tiled flooring, pendant light and matching wall lights plus a slimline panel heater

PRINCIPAL BEDROOM 1
15'6" max x 9'0" max (4.72m max x 2.74m max)
A lovely double bedroom which has been extended, it has the benefit of two PVC double glazed windows to the rear and side elevations, central ceiling light, Karndean flooring, two tall contemporary style radiators and a door to the en-suite shower room.

EN-SUITE SHOWER ROOM
Fitted with a lovely modern suite that comprises of a wide shower enclosure with a rainfall shower head, a wash hand basin and a low flush wc. A contemporary style radiator, modern tiling and contrasting waterproof walling, within a ceiling light, an extractor fan.

WALK IN WARDROBE
All smartly fitted with a range of fitted wardrobes with a hanging rail and shelving a continuation of the Karndean flooring, inset spotlight into the ceiling and a tall radiator.

BEDROOM 2
10'10" x 10'1" (3.30m x 3.07m)
A lovely second double bedroom. It has a PVC double glazed window to the front, central heating radiator, Karndean flooring, central ceiling light and a door to an en-suite shower room.

EN-SUITE SHOWER ROOM
This has a corner shower, wash hand basin and a low flush WC. There is tiling to the four walls and floor, a PVC double glazed window, two ceiling lights, an extractor fan and a tall radiator.

OUTSIDE
The property enjoys lovely gardens, they are well stocked with a good variety of shrubs and plants interspersed with walk ways paving and flower beds.

A side drive provides parking, and double gates lead in to the rear drive with additional parking, and a door into the former garage, now more of a workshop/ store.

REAR GARDEN
The rear garden is enclosed, there is several paved sitting areas, decorative flower beds and borders with maturing shrubs and plants offering year round colour.

AGENTS NOTES:
TENURE - FREEHOLD

SERVICES - All mains services are connected.

SECURITY - The property has an alarm and is fitted with CCTV.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating. Age of boiler TBC.

COUNCIL TAX - Band C.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 1000 mbps.

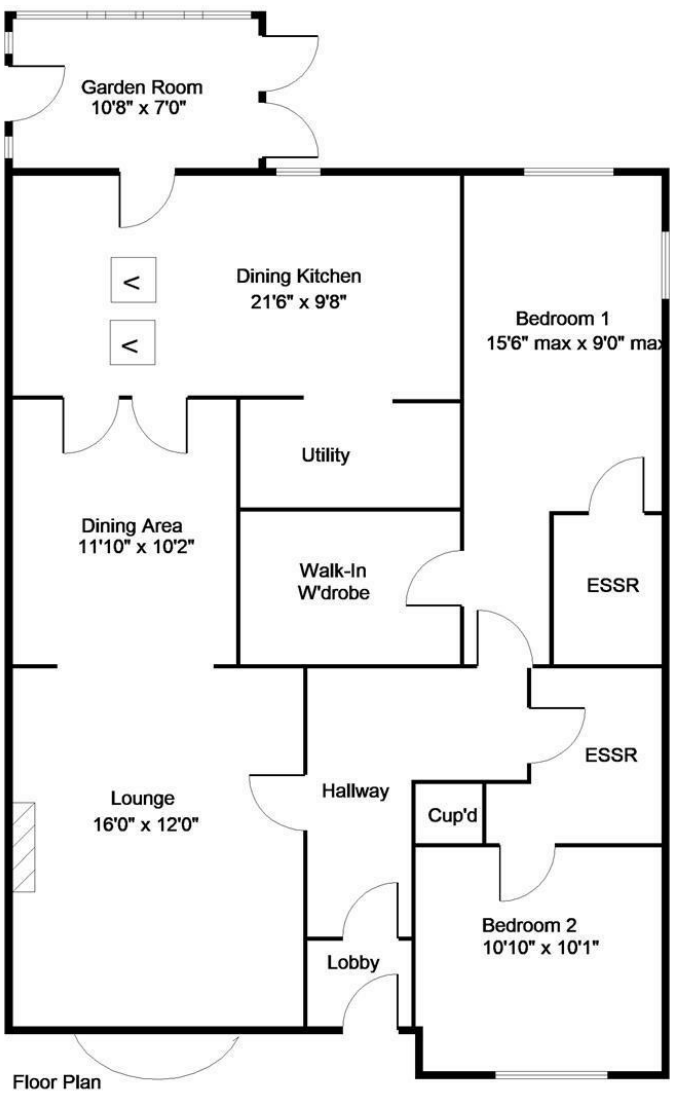
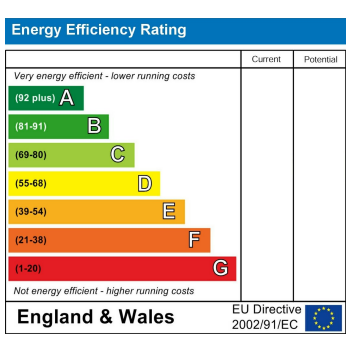
MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



Floor Plan