MJK
Estate Agents

MALLARD AVENUE, BARNBY DUN, DONCASTER, DN3 1LH

OFFERS IN REGION OF £235,000









PRIVATE POSITION ON MALLARD AVENUE ELEVATED ON THE HILL PROVIDING SPACIOUS ACCOMMODATION AND THREE BEDROOMS. Located in Barnby Dun, this popular village has plenty of amenities to offer and you will be impressed by the presentation of this delightful L-shaped bungalow. Extended to the rear with a conservatory you are spoilt for space with accommodation that briefly comprises of entrance hallway, lounge/dining room, kitchen, conservatory, inner hallway, three lovely bedrooms, spacious bathroom with separate shower cubicle, paved driveway, single detached garage, fantastic gardens and now AVAILABLE FOR SALE WITH NO UPWARD CHAIN.

ENTRANCE HALL

9' 10" x 3' 5" (3.00m x 1.06m) The property is accessed via the front facing double glazed frosted door to the entrance hallway, front facing double glazed frosted window, radiator, dado rail, storage cupboard, coving, loft access point and two further side facing double glazed windows.

LOUNGE AREA

11' 0" x 13' 6" (3.37m x 4.13m) Beautiful bright living reception space accessed through the dining area with front facing double glazed window, feature log effect electric fireplace, TV aerial point, coving and a radiator.

DINING AREA

9' 6" x 8' 1" (2.92m x 2.47m) Additional space ideal for dining with rear facing double glazed sliding doors, radiator, coving to the ceiling, open access to the lounge and internal door from the kitchen.

KITCHEN

13' 6" x 7' 8" (4.14m x 2.35m) Nicely presented kitchen with a range of fitted units at both eye and base level, work surfaces incorporating a single and half bowl sink with drainer unit, partially tiled splash backs, four ring gas hob with extractor fan above, single electric oven, plumbing for a washing machine, integrated fridge/freezer, boiler unit in matching cupboard, tiled flooring, radiator, internal door to the hallway, rear facing double glazed window and rear facing double glazed door to the conservatory.

CONSERVATORY

11' 7" x 7' 6" (3.54m x 2.29m) Additional living space overlooking the rear garden via the rear/side facing double glazed windows, radiator and rear facing double glazed French doors to the patio.



BEDROOM

13' 7" x 8' 10" (4.16m x 2.71m) Fabulous double bedroom with fitted wardrobes, over bed storage cupboards, two radiators and two side facing double glazed windows.

BEDROOM

10' 4" x 7' 0" (3.16m x 2.14m) Further bedroom with fitted wardrobes, over bed storage cupboards, radiator and side facing double glazed window.





















BEDROOM

5' 11" x 10' 4" (1.81m x 3.17m) Third spacious bedroom with side facing double glazed window, radiator and coving.

BATHROOM

10' 3" x 5' 8" (3.14m x 1.73m) Beautiful bathroom with low flush WC, wash hand basin, bath, shower cubicle with electric shower unit, spotlights, tiled walls, radiator and side facing double glazed frosted window.

FRONT GARDEN/DRIVEWAY

Shared access to the private paved driveway providing off street parking in front of the bungalow, side access gate to the rear garden and small lawned front garden with shrub beds.

GARAGE

Single garage with up and over door.

REAR GARDEN

Fence enclosed rear garden with central lawn, paved patio, raised decking, slate beds, shrub beds with bushes, external tap and paved path to the side access gate.

NOTES

FREEHOLD PROPERTY
COUNCIL TAX BAND: C
HEATING SYSTEM: GAS FIRED CENTRAL HEATING
INSTALLATION DATE: AUGUST 2025
LAST SERVICE: AUGUST 2026
GAS METER LOCATION: FRONT WALL
ELECTRIC METER LOCATION: FRONT WALL
WATER METER: BENEATH KITCHEN SINK
GARDEN FACES: WEST
LOFT SPACE: BOARDED FOR STORAGE WITH DROP DOWN LADDER
SERVICES: MAINS
SHARED ACCESS: SHARED CAR ACCESS TO THE PAVED DRIVEWAY





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements