





**LOVELY DETACHED
BUNGALOW POSITIONED IN A
SMALL CUL DE SAC IN
BARNBY DUN, OFFERING
THREE BEDROOMS AND
SPACIOUS LIVING
ACCOMMODATION. A**

**wonderful opportunity to purchase
a bungalow within this sought after
village in DN3, you will not want to
miss this one so an early viewing is
recommended. The property in
brief comprises of entrance
hallway, living room with open
access to a further dining space
with vaulted ceiling, kitchen, inner
hallway, three bedrooms, bathroom
with separate shower, front garden,
driveway providing off street
parking, detached single garage
and a rear garden. AVAILABLE
WITH NO UPWARD CHAIN.**



ENTRANCE HALL

8' 8" x 3' 5" (2.66m x 1.05m) The property is accessed via the front facing single glazed frosted door to the hallway, radiator, loft access point, storage area holding the central heating boiler unit and doors to both the living room and kitchen.

LOUNGE

10' 4" x 15' 7" (3.17m x 4.77m) Pleasant reception room with open access to the dining room providing a great entertainment space, front facing double glazed window, dado rail, coving to the ceiling and a radiator.

DINING ROOM

15' 6" x 9' 1" (4.74m x 2.78m) Further reception room with lovely vaulted ceiling height, feature beams, radiator, door to the kitchen, door to the hallway, dado rail, two side facing double glazed windows and a side facing double glazed door.

KITCHEN

8' 8" x 11' 8" (2.65m x 3.56m) Kitchen has a range of fitted cabinetry at both eye and base level, work surfaces incorporating a single bowl sink with drainer, plumbing for a washing machine, plumbing for a dishwasher, tiled walls, tiled flooring, coving, side and rear facing double glazed window.

INNER HALLWAY

2' 9" x 10' 4" (0.85m x 3.17m) Providing access to all bedrooms/bathroom, storage cupboard and loft access point.

BEDROOM

8' 5" x 13' 8" (2.59m x 4.18m) Lovely generous bedroom with rear facing double glazed window, radiator and coving to the ceiling.



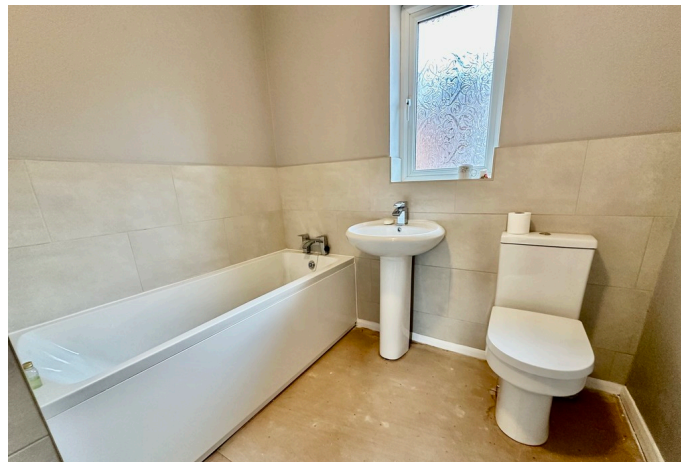
BEDROOM

10' 7" x 9' 8" (3.23m x 2.95m) Further double bedroom with rear facing double glazed window and a radiator.

BEDROOM

7' 4" x 7' 6" (2.26m x 2.30m) Spacious single bedroom front and side facing double glazed windows, plus a radiator.







BATHROOM

8' 5" x 7' 5" (2.58m x 2.28m) Great spacious bathroom with separate shower cubicle, electric shower unit, low flush WC, wash hand basin, bath, heated towel radiator, partially tiled walls, coving, extractor fan and side facing double glazed frosted window.

FRONT GARDEN & DRIVEWAY

Small lawned front garden with open access to the driveway providing off street parking to the side of the bungalow and leads to the garage at the rear.



GARAGE

Single garage benefits from front access and side facing single glazed door and window.

REAR GARDEN

Private rear garden with central lawn, open access to the driveway, mature hedge and trees.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: C

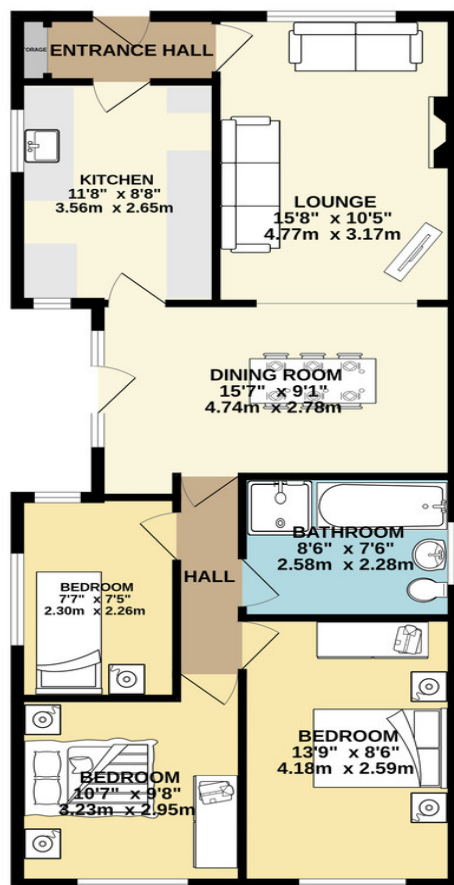
HEATING SYSTEM: GAS FIRED BOILER

LAST SERVICE: UNKNOWN

SERVICES: MAINS



GROUND FLOOR
839 sq.ft. (77.9 sq.m.) approx.



TOTAL FLOOR AREA: 839 sq.ft. (77.9 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.

