





**OCCUPYING A RAISED ELEVATION ON MALLARD AVENUE, THIS LOVELY TWO BEDROOM DETACHED BUNGALOW HAS BEEN EXTENDED TO THE REAR WITH A CONSERVATORY. This delightful home has been priced to entice a prompt sale and offers excellent accommodation, which is pleasantly presented and briefly comprises of entrance hallway, lounge/dining room, conservatory, kitchen, inner hallway with feature full length windows, two double bedrooms, bathroom with separate shower, rear driveway, garage, gardens to the front, side and rear. GREAT BUY IN BARNBY DUN.**



**ENTRANCE HALL/INNER HALL**

This delightful home is accessed via the front facing double glazed frosted door to the entrance hallway, with two front facing double glazed frosted windows, coving, laminate flooring, radiator, loft access point and two side facing full

length double glazed windows.

### **LOUNGE/DINER**

19' 7" x 13' 6" (5.98m max x 4.12m max) L-shaped reception room ideal for living/dining with rear facing double glazed sliding doors to the conservatory, front facing double glazed bow window, door to the kitchen, laminate flooring, radiator, rear facing double glazed window and a coal effect gas feature fire with decorative surround.

### **CONSERVATORY**

12' 5" x 9' 2" (3.79m x 2.80m) Additional living space with versatile use, side/rear facing double glazed windows, tiled flooring and side facing double glazed door to the garden.

### **KITCHEN**

13' 5" x 7' 6" (4.11m x 2.30m) Beautifully presented kitchen with a range of fitted cabinetry at both eye and base level, work surfaces incorporating a single and half bowl sink with drainer, four ring gas hob with extractor fan above, single electric oven, integrated dishwasher, space for a fridge/freezer, plumbing for a washing machine, spotlights, tiled flooring, tiled walls, radiator, rear facing double glazed window and rear facing double glazed frosted door to the garden.

### **BEDROOM**

13' 6" x 9' 10" (4.13m x 3.01m to wardrobe) Spacious double bedroom with fitted wardrobes, two side facing double glazed windows, radiator and coving to the ceiling.

### **BEDROOM**

10' 5" x 10' 9" (3.19m max x 3.29m max) Further spacious double bedroom with side facing double glazed window, radiator and coving to the ceiling.







### **BATHROOM**

10' 3" x 5' 8" (3.14m x 1.74m) Pleasantly presented bathroom with separate shower cubicle, bath with shower attachment, low flush WC, wash hand basin, spotlights, radiator, tiled walls, extractor fan and side facing double glazed frosted window.

### **DRIVEWAY & GARAGE**

Shared side access to the driveway at the rear with double gates leading to off street parking in front of the detached garage.



### **GARDENS**

Benefitting from gardens to three sides, with mature bushes/trees, paved circle to the front with pebbled surround, steps up to the front door, side access via double gates at the rear and an enclosed rear garden.

### **NOTES**

**FREEHOLD PROPERTY**

**COUNCIL TAX BAND: C**

**HEATING SYSTEM: GAS FIRED CENTRAL HEATING**

**LAST SERVICE: 2025**

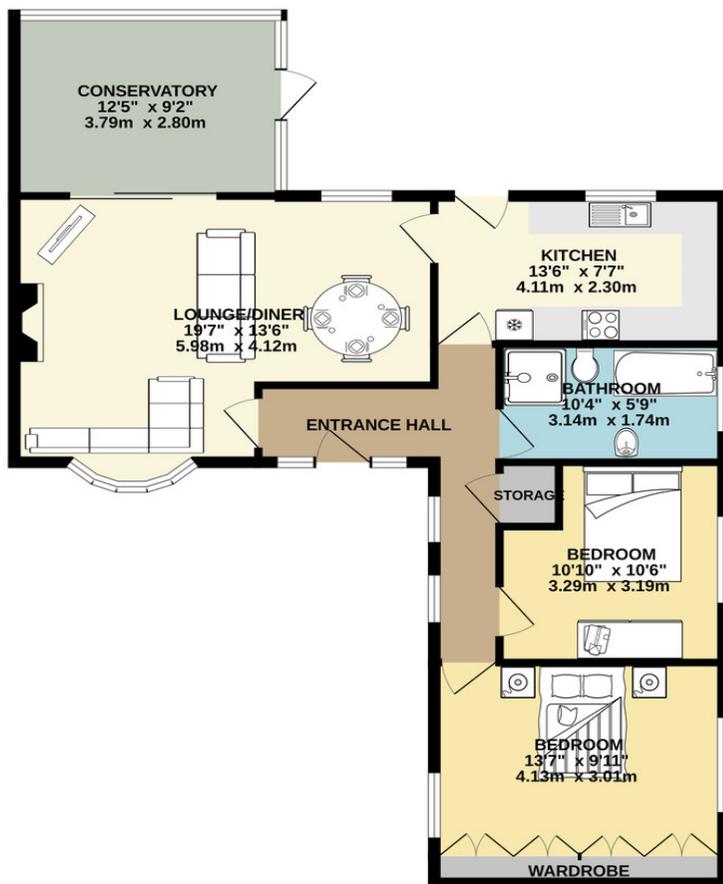
**ELECTRICS: RECENTLY CHECKED**

**SERVICES: MAINS**

**ACCESS: SHARED DRIVEWAY TO THE SIDE IS PART OF THE PROPERTY BUT REAR PROPERTY HAS RIGHT OF ACCESS**



GROUND FLOOR  
853 sq.ft. (79.3 sq.m.) approx.



TOTAL FLOOR AREA: 853 sq.ft. (79.3 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 can be given for their performance or availability.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		