





A RARE OPPORTUNITY TO PURCHASE A LARGE FOUR BEDROOM BUNGALOW ON A FABULOUS GARDEN PLOT IN THE HEART OF BARNBY DUN. A sought after location within this popular village in DN3, the property should be viewed to be fully appreciated. Pleasantly presented throughout, the bungalow offers generous living space with additional conservatory overlooking the large rear garden and converted loft space with feature spiral staircase. This delightful bungalow briefly comprises of entrance porch, entrance hallway, lounge, kitchen/diner, conservatory, two ground floor bedrooms, separate WC, shower/wet room, spiral stairs to the loft space, two attic bedrooms, front garden, driveway provides off street parking, attached garage and large rear garden plot. FANTASTIC BUY IN DN3 & AVAILABLE WITH NO CHAIN.



ENTRANCE PORCH

Front facing double glazed French doors lead to the small porch.

ENTRANCE HALL

14' 9" x 11' 10" (4.50m max x 3.63m max) Front facing single glazed frosted door leads to the large entrance hallway that provides a versatile use with central spiral staircase to the loft, storage cupboards, front facing double glazed window, radiator, coving and wall mounted heater.

LOUNGE

12' 2" x 17' 11" (3.71m x 5.47m) Lovely reception room with feature gas fire benefitting from a decorative stone surround with display ledges either side, front facing double glazed bow window, two side facing double glazed windows, coving to the ceiling and radiator.

KITCHEN/DINER

17' 2" x 9' 11" (5.24m x 3.03m) Open plan kitchen/dining space with a range of fitted cabinetry at both eye and base level, work surfaces incorporating a single and half bowl sink with drainer, partially tiled splash backs, four ring gas hob with extractor fan above, single electric oven, plumbing for a dishwasher, space for a fridge/freezer, side/rear facing single glazed windows, rear facing single glazed stable door to the conservatory and door to the hallway.



CONSERVATORY

15' 11" x 9' 4" (4.86m x 2.85m) Lovely additional space currently utilised as a sitting room/utility area with fitted storage, work surface, side/rear facing double glazed windows and rear facing double glazed door to the garden.

INNER HALL

Providing access to both bedrooms, WC and shower/wet room.

BEDROOM

11' 10" x 11' 10" (3.61m x 3.63m) Fantastic double bedroom with front facing double glazed window and a radiator.

BEDROOM

11' 9" x 9' 10" (3.59m x 3.01m) Further spacious bedroom, overlooking the rear garden via the rear facing double glazed window and a radiator.







SHOWER/WET ROOM

6' 1" x 8' 7" (1.87m x 2.62m) Benefitting from a walk in shower area with shower curtain rail above, shower unit, heated towel radiator, wash hand basin, tiled walls, mirrored cabinet, extractor fan and rear facing double glazed frosted window.

WC

2' 11" x 5' 3" (0.89m x 1.61m) With low flush WC, half tiled walls and rear facing double glazed frosted window.

SPIRAL STAIRS

Spiral stairs lead from the entrance hallway to the loft landing with access doors to both attic bedrooms.

ATTIC BEDROOM

10' 11" x 11' 8" (3.34m max & 2.42 min x 3.57m max & 2.97m min) The attic bedroom has lovely rear views via the rear facing double glazed window, storage cupboard and sliding door to wardrobe space.

ATTIC BEDROOM

8' 3" x 11' 6" (2.52m max & 2.40m min x 3.53m max & 2.85m min) Further attic bedroom with rear facing double glazed window, radiator and sliding door to more wardrobe space.

FRONT GARDEN & DRIVEWAY

Double gates lead to the paved driveway providing off street parking in front of the bungalow, hedge/fence enclosure, with central lawn, mature bushes/trees, side access via a gate and further access gate to the path.

GARAGE

Attached garage with front and rear access doors.

REAR GARDEN

Fantastic large lawned rear garden with hedge/fence enclosure, mature hedge/bushes, raised paved patio and shed included.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: D

HEATING SYSTEM: GAS FIRED CENTRAL HEATING

INSTALLATION DATE: OCTOBER 2009

LAST SERVICE: AUGUST 2025

ELECTRICS INSTALLATION DATE: 1959

LAST CHECK: UNKNOWN

GAS METER LOCATION: GARAGE

ELECTRIC METER LOCATION: GARAGE

WATER METER: NONE

STOP COCK: IN CONSERVATORY

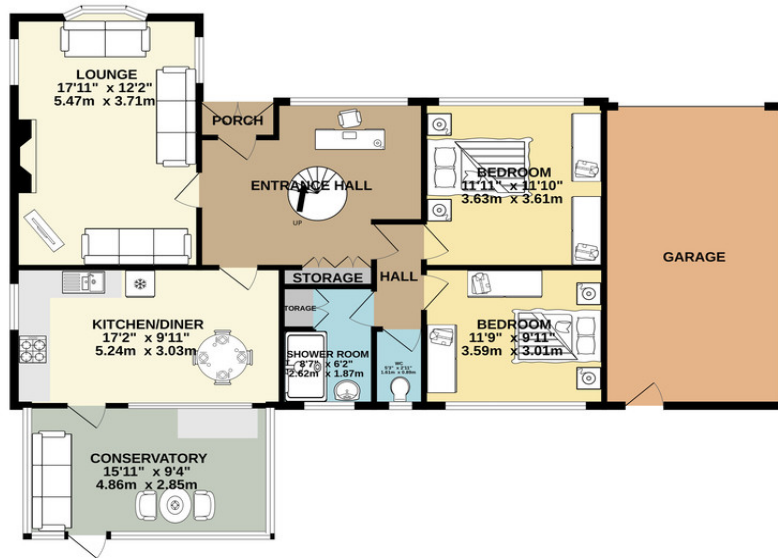
ALARM SYSTEM: INCLUDED

LOFT: CONVERTED INTO BEDROOM SPACE

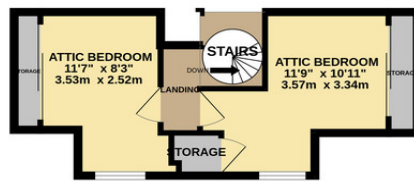
SERVICES: MAINS



GROUND FLOOR
1317 sq.ft. (122.3 sq.m.) approx.



1ST FLOOR
270 sq.ft. (25.1 sq.m.) approx.



TOTAL FLOOR AREA: 1586 sq.ft. (147.4 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 is given for their availability or effectiveness from the outset.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		