



**Newfield Close, Barnby Dun Doncaster**

**welcome to**

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GUIDE PRICE £280,000 - £300,000 This four bedroom detached family home with en-Suite shower room benefits from stunning open field views to the rear and an open plan layout. With a breakfast kitchen, dining room and lounge that opens into a spacious conservatory which overlooks the private garden.



### Entrance

With a front facing composite door, laminate flooring, central heating radiator and glass feature balustrade staircase with stairs which rise to the first floor landing.

### Downstairs Wc

With a front facing obscure double glazed window, low flush WC, and central heating radiator.

### Breakfast Kitchen

14' 4" x 8' 1" ( 4.37m x 2.46m )

Fitted with a range of wall and base units with coordinating worktops which incorporates a sink and drainer with mixer tap. There is an extensive range of work surfaces which incorporates a breakfasts bar with ideal open plan layout to the dining room. There's a front facing double glazed window space for a fridge freezer, built in wine cooler, double eye level electric oven and grill with a four ring hob, slim line integrated dishwasher, and open plan layout towards the dining room.

### Dining Room

9' 2" x 8' 2" ( 2.79m x 2.49m )

With a central heating radiator and open access into the conservatory there is further access into the rear aspect lounge.

### Lounge

14' 10" x 11' ( 4.52m x 3.35m )

Fitted with a central heating radiator, focal wall mounted feature fire and rear facing french doors giving access into the rear garden.

### Conservatory

12' 8" x 10' 11" ( 3.86m x 3.33m )

With rear and side facing double glazed windows, central heating radiator and side facing french doors which lead out onto the rear garden.

### Utility Room

5' 5" x 7' 2" ( 1.65m x 2.18m )

Previously a partition of the existing garage, it houses plumbing for a washing machine and dryer

with counter top workspace, a central heating radiator access into the integral store.

### First Floor Landing

With a front facing double glazed window, useful storage cupboard and central heating radiator.

### Bedroom One

12' 5" x 11' 4" ( 3.78m x 3.45m )

With a rear facing double glaze window, fitted dressing table and wardrobes, central heating radiator and access to the en-suite shower room.

### En-Suite Shower Room

With wall to floor tiling, low flush WC, chrome heated towel rail, hand wash basin on a vanity unit with mixer tap, shower cubicle with shower, downlights to the ceiling, extractor fan and a side facing double glaze obscure window.

### Bedroom Two

11' 4" x 10' 7" ( 3.45m x 3.23m )

With a rear facing double glaze window, central heating radiator, and fitted wardrobes providing a range of hanging and storage space.

### Bedroom Three

8' 11" x 8' 5" ( 2.72m x 2.57m )

With a front facing double glaze window, fitted wardrobes and central heating radiator.

### Bedroom Four

8' 2" x 8' 2" ( 2.49m x 2.49m )

With a front facing double glaze window, central heating radiator and fitted wardrobes.

### Family Bathroom

Fitted with a paneled bath with shower screen and shower over, tiling to the walls, chrome heated towel rail, low flush WC, hand wash basin, side facing obscure double glaze window and extractor fan.

### Integral Store

10' 4" x 8' 7" ( 3.15m x 2.62m )

With a roller shutter door and partitioned between

the utility and garage providing useful storage space.

### Outside

Situated on a tucked away clu-de-sac location there is a driveway providing ample off road parking, lawned open plan frontage and open driveway which provides access to the roller shutter integral store. To the rear of the property there is a graved patio, generous mainly laid to lawn garden with fencing to the privacy and open field views to the side.



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## Newfield Close, Barnby Dun Doncaster

- GUIDE PRICE £280,000 - £300,000
- STUNNING FIELD VIEWS OVERLOOKING TO THE REAR
- SPACIOUS OPEN PLAN LAYOUT
- BREAKFAST KITCHEN AND DINING ROOM
- EN-SUITE SHOWER ROOM TO THE PRIMARY BEDROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

**£280,000-£300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR124492 - 0005

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