



Meadowfield Road, Barnby Dun Doncaster

welcome to

Meadowfield Road, Barnby Dun Doncaster

This three bedroom detached bungalow is situated on a generous plot in the heart of Barnby Dun with two reception rooms, a spacious kitchen, an integral double garage and available with no onward chain. Ideal for families and retirement looking for one level living.



Entrance Hall

With a side facing exterior door, a loft hatch, storage cupboard, a central heating radiator and access to the cloakroom.

Cloakroom

Formerly a separate WC now provides a spacious storage space with a front facing obscure double glazed window and partial tiling.

Kitchen

12' x 9' (3.66m x 2.74m)

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has a four ring gas hob, an electric oven and grill and plumbing for a washing machine and dishwasher. There is a wall mounted boiler, complimentary tiling and a side facing double glazed window and door providing access to the side and rear.

Lounge

17' 11" x 11' 11" (5.46m x 3.63m)

With rear facing French doors leading out to the rear garden, an electric feature fireplace, a central heating radiator and access through to the dining room.

Dining Room

12' x 8' 4" (3.66m x 2.54m)

With a rear facing double glazed window, a central heating radiator and coving to the ceiling.

Bedroom One

11' 11" x 10' 8" (3.63m x 3.25m)

With a front facing double glazed window, coving to the ceiling and a central heating radiator. Access through to the en-suite shower room.

En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin and a shower cubicle with shower. There is tiling to the walls and an extractor fan.

Bedroom Two

12' 2" x 10' 7" (3.71m x 3.23m)

With a front facing double glazed window and a central heating radiator.

Bedroom Three

8' 8" x 8' (2.64m x 2.44m)

With a side facing double glazed window and a central heating radiator.

Shower Room

Fitted with a low flush WC, a wash hand basin and a double walk-in shower. There is tiling to the walls and floor, a central heating radiator, a useful airing cupboard and a side facing obscure double glazed window.

Outside

To the front of the property there is an open lawned garden with a paved driveway which in-turn leads to the integral garage. To the side there is a lawned area which continues and wraps around to the rear where there is a generous enclosed lawned garden with fencing to the perimeter, shrubs and plants to the borders.

Garage

19' 1" x 8' 2" (5.82m x 2.49m)

With an up and over door and a rear courtesy door to the rear garden.



view this property online williamhbrown.co.uk/Property/DCR125552



welcome to

Meadowfield Road, Barnby Dun Doncaster

- THREE BEDROOM DETACHED BUNGALOW
- SPACIOUS ROOM SIZES THROUGHOUT
- AMPLE OFF ROAD PARKING AND INTEGRAL GARAGE
- WELL-PRESENTED SHOWER ROOM
- PREVIOUSLY A LONG STANDING FAMILY BUNGALOW

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£290,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR125552



Property Ref:
DCR125552 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01302 327121



doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



williamhbrown.co.uk