



23 Church Road

Barnby Dun, Doncaster, DN3 1BG

Price Guide £240,000

****Offers Invited Between £240,000 - £250,000****

This 3-bedroom semi-detached home in Barnby Dun, Doncaster, is a modern, turn-key property ideal for families, first-time buyers, or professionals.

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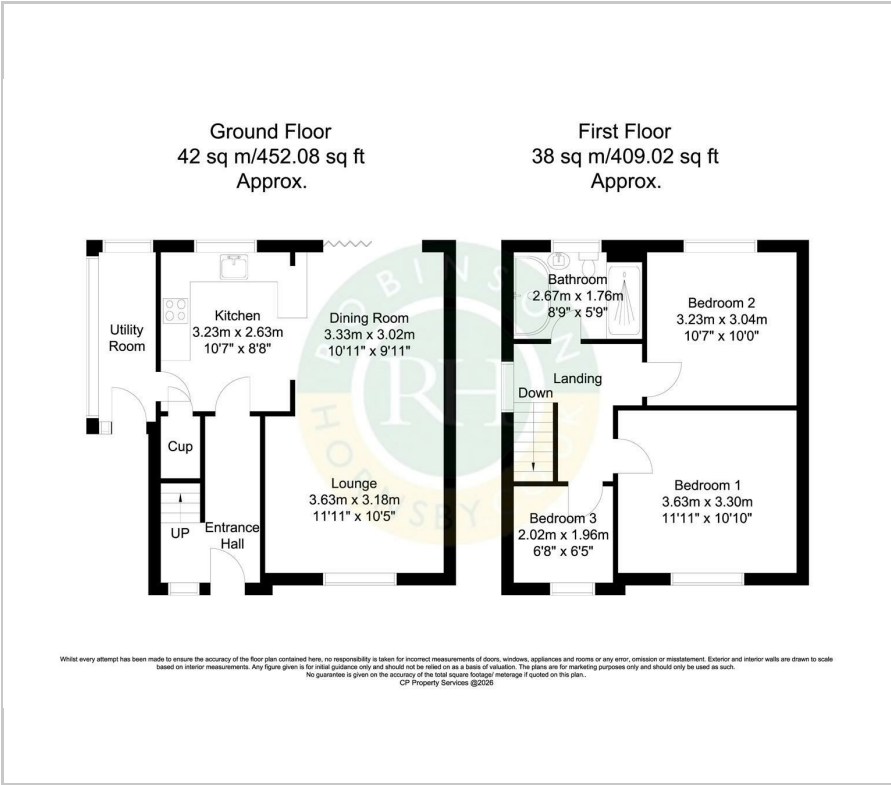
- **Sought-After Location:** Positioned on Church Road in the heart of the popular village of Barnby Dun, Doncaster.
- **Modern Open-Plan Living:** Spacious ground-floor layout seamlessly combining a lounge, dining area, and fitted kitchen
- **High-End Interior Finish:** Features fitted window shutters, modern lighting, and a breakfast bar setup.
- **Separate Utility Space:** Dedicated side utility room for laundry and additional storage.
- **Three First-Floor Bedrooms:** Includes two generous double bedrooms and a versatile third bedroom/home office.
- **Contemporary Family Bathroom:** Modern four-piece suite fitted with a bath, walk-in glass shower enclosure, and stylish tiling.
- **Enclosed Rear Patio & Garden:** Beautifully landscaped split-level tiled patio ideal for outdoor entertaining, alongside an enclosed front plot.

Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



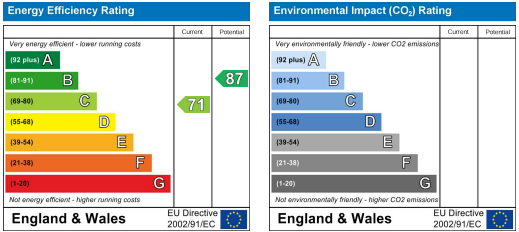
Floor Plan



Area Map



Energy Efficiency Graph



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