

Pinefield Road, Barnby Dun Doncaster

william
h brown

welcome to

Pinefield Road,Barnby Dun Doncaster

This exceptional extended four bedroom detached family home in Barmby Dun offers remarkably spacious living throughout, complete with two reception rooms, a utility room, and a ground floor W/C. Outside boasts an impressive block-paved driveway, garage, and a generous rear garden.













Entrance Hall
A welcoming entrance hall providing a bright first impression, featuring stairs leading to the first-floor accommodation, a central heating radiator, and useful under stairs storage.

Ground Floor W.C
Conveniently located off the entrance hall, fitted with a low-level flush W/C and a matching wash hand basin. Finished with stylish tiled splashbacks and tiled flooring with a front facing obscure double glazed window.

Lounge
A generous primary living space designed for relaxation, featuring natural light via a double glazed window to the front elevation, complete with a central heating radiator, gas feature fire place and laminate flooring.

Dining Room
A wonderful formal dining room ideal for family meals and entertaining, benefiting from double glazed French doors that open directly onto the rear garden patio, alongside a central heating radiator.

Kitchen
A fitted wooden kitchen, featuring an extensive range of wall and base units with ample preparation surfaces and tiled splashbacks. Fully equipped with space for freestanding appliances including a gas hob and oven with extractor hood, space for a fridge freezer, and a sink unit with tap. Complete with a double glazed window overlooking the rear garden and a central heating radiator.

Utility Room
A practical extension to the kitchen featuring dedicated plumbing for a washing machine, space for a tumble dryer, space for a fridge/freezer, and an insert sink and drainer with further wall and base unit storage. Double glazed window to the rear, with a rear access door leading out to the rear garden.

First Floor Landing
A spacious first floor landing providing access to all bedrooms and the family bathroom, featuring a central heating radiator, and access to the loft space.

Bedroom One
An expansive bedroom offering ultimate versatility, benefiting from two double glazed window to the front elevation, and two central heating radiators.

Bedroom Two
An exceptionally spacious double bedroom featuring two double glazed windows to the rear elevation, and two central heating radiators.

Bedroom Three
A spacious bedroom featuring a double glazed window to the front elevation and a central heating radiator.

Bedroom Four
A well proportioned double bedroom enjoying pleasant garden views through a double glazed window to the rear elevation, complemented by a central heating radiator.

Bathroom
Fitted with a classic three-piece suite comprising a panelled bath, low-level W/C, and a pedestal wash hand basin. Fully tiled throughout the walls, featuring a central heating radiator and a privacy frosted double glazed window to the rear elevation.

Outside
To the front of the property, a spacious block-paved driveway provides extensive off-street parking for multiple vehicles via a dropped kerb, alongside a neat lawned garden area. To the rear is a generous and fully enclosed family garden, predominantly laid to lawn with decorative flower and shrub bedding borders, creating a safe and delightful space for outdoor relaxation.

Garage
An integral single garage providing secure vehicle parking or valuable additional storage space, complete with internal lighting and power.

Summer House
A fantastic timber summer house located within the generous rear garden, providing a versatile outdoor space perfect for relaxation, entertainment or a garden home office.

Agent's Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Pinefield Road, Barnby Dun Doncaster

- EXTENDED DETACHED FAMILY HOME IN DESIRABLE BARMBY DUN
- FOUR EXCEPTIONALLY SPACIOUS DOUBLE BEDROOMS
- TWO SEPARATE RECEPTION ROOMS & GROUND FLOOR UTILITY
- CONVENIENT DOWNSTAIRS CLOAKROOM W/C AND FAMILY BATHROOM
- EXPANSIVE BLOCK-PAVED DRIVEWAY & SINGLE GARAGE

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

£325,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
DCR127401 - 0002

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. 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