





**SUPERB THREE BEDROOM
DETACHED BUNGALOW
RECENTLY RENOVATED AND
POSITIONED IN A SOUGHT
AFTER VILLAGE LOCATION. A
delightful home in Barnby Dun is
now available for sale and you will
not want to miss this opportunity.
This has been beautifully presented
throughout and with the addition of
new modern fittings, you will not be
disappointed. The property briefly
comprises of entrance hallway,
living room, kitchen/diner, three
beautiful bedrooms, new bathroom,
front/side paved driveway,
detached single garage and
enclosed private rear garden. A
MUST SEE IN DN3.**



ENTRANCE HALL

4' 0" x 9' 9" (1.23m x 2.99m) Side facing triple glazed door to the entrance hallway, provides access to all accommodation, wood flooring, coving and storage cupboard.

LIVING ROOM

14' 9" x 12' 1" (4.51m x 3.69m) Cosy reception room with front facing triple glazed bow window, radiator, coving and aerial point.

KITCHEN/DINER

16' 2" x 9' 6" (4.94m x 2.90m) Nicely presented kitchen with a range of fitted cabinetry at both eye and base level, work surfaces incorporating a single and half bowl sink with drainer unit, double electric oven, four ring electric hob with extractor fan above, partially tiled splash backs, integrated fridge/freezer, integrated dishwasher, space for a washing machine, front facing triple glazed window, side facing triple glazed window, radiator and wood flooring.

BEDROOM

12' 5" x 12' 1" (3.81m x 3.69m) Fantastic spacious bedroom overlooking the rear garden via the rear facing triple glazed sliding doors to the patio, Karndean flooring and a radiator.

BEDROOM

9' 2" x 13' 5" (2.80m x 4.11m) Further double bedroom with rear facing triple glazed window and a radiator.

BEDROOM

6' 5" x 10' 2" (1.96m x 3.12m) Third single bedroom/office with front facing triple glazed window, side facing triple glazed window and a radiator.

BATHROOM

8' 11" x 8' 9" (2.74m x 2.67m) Amazing new bathroom with low flush WC, wash hand basin, bath, corner shower cubicle with dual shower head, heated towel radiator, extractor fan and side facing double glazed frosted window.



DRIVEWAY

Paved driveway with open access to the front, side composite gate leads to rear garden and also provides access to the garage.

GARAGE

Single garage with electric door, power points and lighting.

REAR GARDEN

Block paved area with sloped access to bedroom one, raised beds, raised lawn, fence enclosure and side access gate.







NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: C

**HEATING SYSTEM: GAS FIRED COMBINATION
BOILER**

INSTALLATION DATE: 27/08/2025

LAST SERVICE: 27/08/2026

LAST ELECTRIC CHECK: 11/06/2025

ELECTRIC METER LOCATION: OUTSIDE WALL

GAS METER LOCATION: OUTSIDE WALL

WATER METER LOCATION: PAVEMENT

GARDEN FACES: NORTH

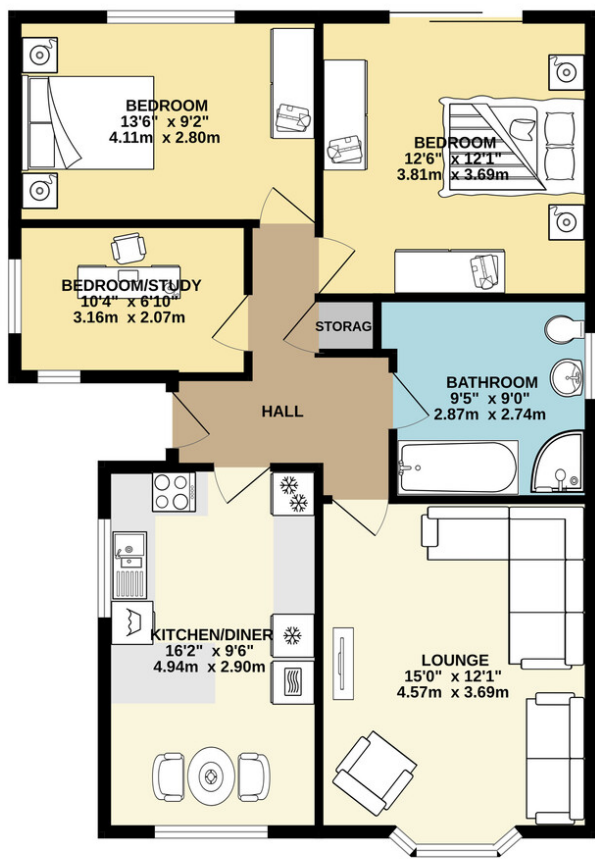
NO ALARM OR CCTV

EPC RATING: D

**LOFT SPACE: BOARDED FOR STORAGE WITH
LADDER**

SERVICES: MAINS

GROUND FLOOR
839 sq.ft. (78.0 sq.m.) approx.



TOTAL FLOOR AREA : 839 sq.ft. (78.0 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 as to their availability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		