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Hayfield Close, Barnby Dun, Doncaster, DN3 1NE
Asking Price £265,000

- EXTENDED 3 BED DETACHED FAMILY HOME - WELL PRESENTED THROUGHOUT - MODERN OPEN PLAN DINING KITCHEN - LARGE GARDEN ROOM - GROUND FLOOR WC - CONTEMPORARY SHOWER ROOM - FANTASTIC LANDSCAPED REAR GARDEN - DETACHED GARAGE, DRIVEWAY & EV CHARGER

Viewers will not be disappointed, this modern 3 double bedroom detached house has been remodelled and beautifully upgraded over the years and now creates a very fashionable living space. It has gas central heating, pvc double glazing and briefly comprises: Entrance hall, ground floor wc, spacious square shaped lounge, open plan dining kitchen and a large garden room, ground floor WC. First floor landing, 3 double bedrooms and a contemporary shower room. Outside are front and an enclosed landscaped rear garden, rear driveway and a detached garage, plus an EV Charger. Close to local amenities, schools and transport links. Motivated seller and therefore priced to sell.

ACCOMMODATION

A composite style double glazed entrance door leads in to the property's entrance hall.

ENTRANCE HALL

There is a central heating radiator, modern flooring, ceiling light and an oak interior doors lead through to the ground floor wc and lounge.

GROUND FLOOR WC

This is fitted with a modern 2 piece white suite comprising of a low flush wc, wash basin set on to a vanity cabinet, contemporary style radiator, pvc double glazed window, tiled flooring and ceiling light.

LOUNGE

14'7" (15'2" into bay) x 12'7" (4.45m (4.62m into bay) x 3.84m)

A large square shaped reception room with a pvc double glazed window to the front, feature contemporary style fireplace, real wood flooring, coving to the ceiling, central ceiling light and double doors which lead into an open plan dining/kitchen.

OPEN PLAN DINING KITCHEN

20'1" x 11'10" (6.12m x 3.61m)

The kitchen is fitted with a range of high and low level units finished with a modern cabinet door. A broad recess suitable for a free standing cooker (included in sale price) which has an induction hob, oven beneath, and a contemporary style extractor hood with matching glass splashback. There is plumbing for an automatic washing machine, dishwasher etc, a composite style one and half bowl sink with contemporary style mixer tap, tiled flooring, double panelled central heating radiator, 2 x pvc double glazed windows, inset spot lighting to the ceiling, room for an american style fridge/freezer. This opens into an informal sitting area with a continuation of the tiled

flooring, inset spot lighting, coving and double doors which then continue into a garden room.

GARDEN ROOM

11'1" x 10'1" (3.38m x 3.07m)

This is finished with an anthracite pvc coated aluminium double glazed windows and bi-fold doors, which open into the rear garden, there is a continuation of the tiled flooring, central ceiling light and tall radiator.

FIRST FLOOR LANDING

This has an access point into the loft space, in-built storage cupboard and doors to bedrooms and bathroom.

BEDROOM 1

14'7" x 9'7" (4.45m x 2.92m)

A good sized double bedroom, it has 2 pvc double glazed windows to the front, a central heating radiator, laminate flooring and a ceiling light.

BEDROOM 2

10'7" x 8'8" (3.23m x 2.64m)

This has a pvc double glazed window to the rear, a central heating radiator and a central ceiling light.

BEDROOM 3

9'3" x 8'6" (2.82m x 2.59m)

A good sized third bedroom, large enough to be a double, it has a pvc double glazed window to the rear, central heating radiator, laminate flooring and ceiling light.

SHOWER ROOM

The bathroom has been remodelled and beautifully finished with a modern contemporary white suite comprising of a walk-in shower with rainfall shower head and thermostatic shower, floating wash hand basin set into a vanity cabinet, and a low flush wc.

Modern tiling and coordinating floor tile, pvc double glazed window, extractor fan, ceiling light, wall mirror and contemporary style towel rail/radiator.

OUTSIDE

The property stands on an attractive corner plot, with a rear driveway and a brick garage. There is an EV charge point as well. The front garden is enclosed with ornamental hedging which continues around the side.

REAR GARDEN

An enclosed rear garden all beautifully landscaped with brick walling and fencing to the perimeters, paved porcelain tiled flooring with coordinating decking, raised planters, further artificial lawn and feature bar and outside kitchen area with a pizza.

AGENTS NOTES:

TENURE - Freehold

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating. Age of boiler TBC.

COUNCIL TAX - Band C

BROADBAND - Ultrafast broadband is available with download speeds of up to 1,800 mbps and upload speeds of up to 1,000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, O2 and Vodafone.

VIEWING - By prior telephone appointment with horton

knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of

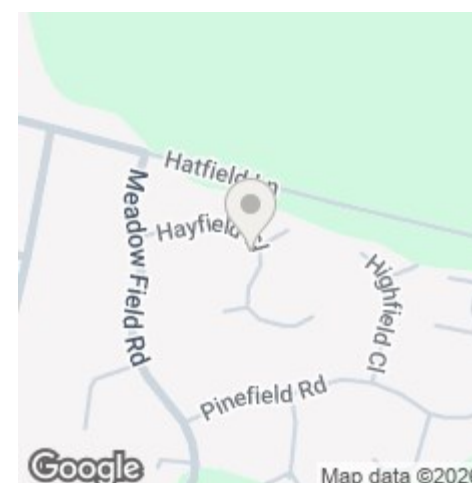
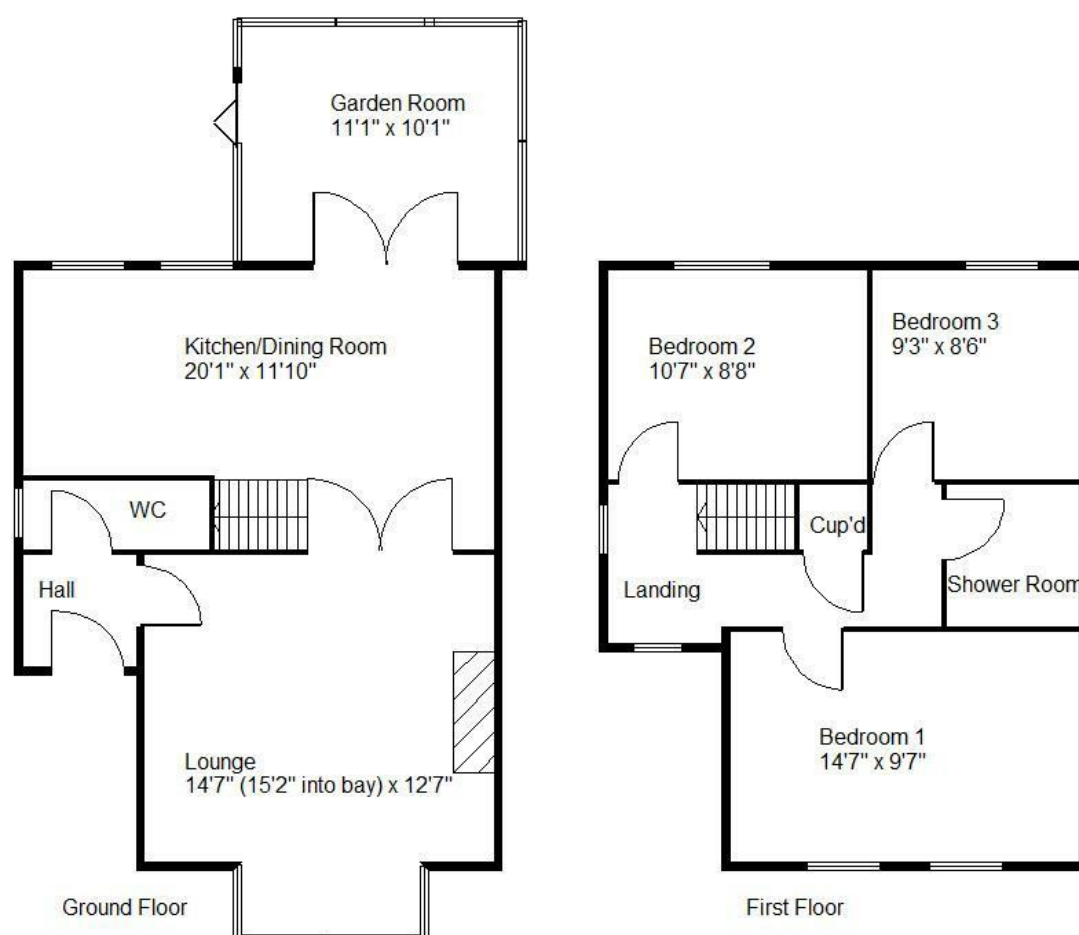
contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors. Please note in this instance, the sellers (not horton knights) will charge offerors an admin fee of £49.00 plus VAT per person to conduct AML/ID checks.

OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC