





OVERLOOKING THE CHURCH IN BARNBY DUN, THIS DELIGHTFUL DETACHED BUNGALOW OCCUPIES A LOVELY CORNER PLOT.

Surrounded by lovely mature gardens this property offers three spacious bedrooms, open plan lounge/diner and conservatory. This is sure to be a popular property in this sought after village within DN3 and an early inspection is highly recommended.

Pleasantly presented throughout and move in ready accommodation that briefly consists of entrance hallway,

kitchen, living/dining room, conservatory, inner hallway, WC,

three lovely bedrooms, shower room, surrounding gardens, driveway and detached garage. JUST A SHORT

WALK TO THE CANAL AND COUNTRYSIDE.



ENTRANCE HALL

9' 3" x 4' 10" (2.83m x 1.48m) The property is accessed via the front facing double glazed frosted door to the entrance hallway, front facing double glazed frosted window, tiled flooring and a radiator.

LIVING/DINING ROOM

12' 11" x 17' 11" (3.95m x 5.47m) Wonderful bright reception room with side facing double glazed sliding doors to the conservatory, rear facing double glazed window, radiator, coving to the ceiling and electric feature fireplace.

CONSERVATORY

10' 10" x 10' 8" (3.31m x 3.26m) Overlooking the garden via the side, front and rear facing double glazed windows, front facing double glazed French doors and a radiator.

KITCHEN

9' 9" x 10' 9" (2.99m x 3.30m) Beautiful kitchen with a range of fitted kitchen cabinetry, work surfaces incorporating a single and half bowl sink with drainer, space for an electric freestanding cooker/hob, plumbing for a washing machine, space for a fridge/freezer, radiator, tiled flooring, partially tiled splash backs, front and side facing double glazed windows.

INNER HALL

11' 10" x 2' 11" (3.62m x 0.89m) Providing access to all bedrooms, shower room and WC, plus also benefits from a storage cupboard and loft access point.

BEDROOM

10' 2" x 12' 11" (3.11m x 3.94m) Lovely double bedroom with fitted wardrobes, radiator and side facing double glazed window.

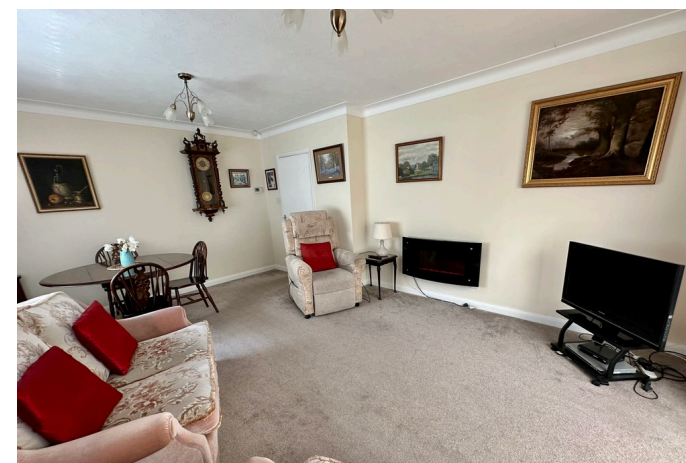


BEDROOM

10' 9" x 10' 5" (3.30m x 3.20m max) Further spacious double bedroom with side facing double glazed window and a radiator.

BEDROOM

8' 9" x 9' 6" (2.68m x 2.92m) Third bedroom also overlooks the side garden via the side facing double glazed window and a radiator.







WC

5' 9" x 2' 10" (1.77m x 0.87m) Benefitting from a low flush WC, radiator, tiled walls, tiled flooring and rear facing double glazed frosted window.

SHOWER ROOM

7' 7" x 6' 11" (2.33m x 2.12m) Nicely presented shower room with corner shower cubicle, tiled flooring, tiled walls, radiator, wash hand basin within a vanity unit, low flush WC and front facing double glazed frosted window.

GARDEN/DRIVEWAY

The driveway has open access to the front and provides off street parking for 2/3 cars, the garden is mainly laid to lawn and wraps around the property with borders full of flowers and mature bushes, small border wall provides partial enclosure and there is a greenhouse and storage building.

GARAGE

Accessed from the driveway and positioned to the side of the bungalow.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: B

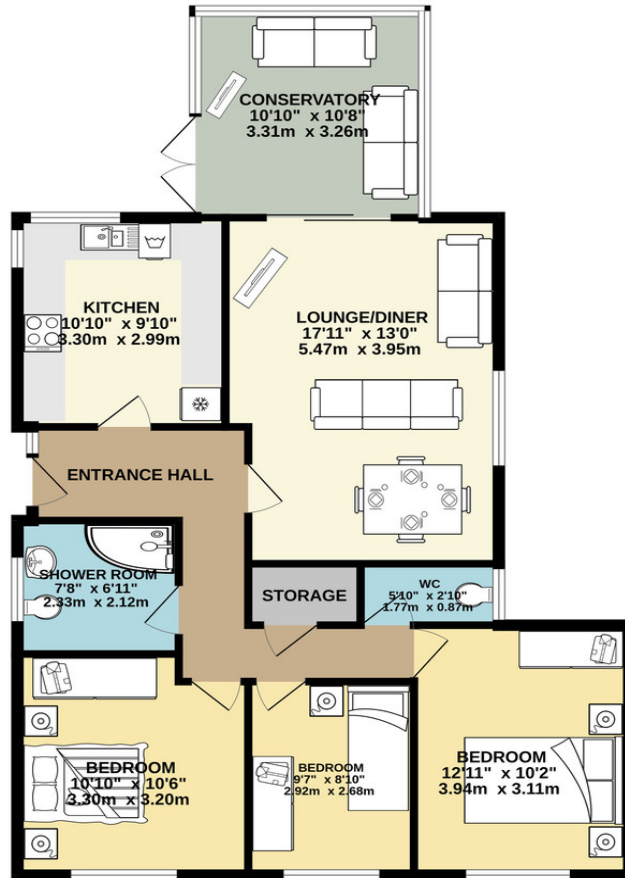
HEATING SYSTEM: GAS FIRED CENTRAL HEATING

LAST SERVICE: 17/04/26

SERVICES: MAINS



GROUND FLOOR
966 sq.ft. (89.8 sq.m.) approx.



TOTAL FLOOR AREA: 966 sq.ft. (89.8 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 operability or efficiency can be given.

