





A BEAUTIFUL DETACHED FAMILY HOME IN BARNBY DUN. Located in the much sought after village of Barnby Dun, this stunning extended home has four double bedrooms and is offered now for sale. Briefly comprising of entrance hall, living room, extended kitchen/dining area with cottage style fixtures and a feature range style cooker, first floor landing, fully tiled wet room, family bathroom with rolled top bath and four great size bedrooms providing excellent family accommodation throughout... **A WONDERFUL PROPERTY IN A LOVELY LOCATION.**

ENTRANCE HALL

8' 0" x 3' 2" (2.46m x 0.98m) This stunning family home is accessed via a side facing double glazed frosted door, laminate flooring, radiator, spotlights to the ceiling, coving, door to the integral garage and the living room.

LIVING ROOM/DINING AREA

14' 5" x 11' 6" (4.41m x 3.52m) & (2.56m x 2.75m) A wonderful family reception room which is L-shaped with a front facing double glazed window, two radiators, coving to the ceiling, open access to the stairs leading to the first floor landing, storage cupboard beneath the stairs and door to the extended kitchen/diner.



EXTENDED KITCHEN/DINER

16' 6" x 9' 5" (5.04m x 2.88m) & (2.16m x 3.36m) What a stunning entertaining cottage style kitchen/diner with rear facing double glazed French doors to the patio, rear facing double glazed window, side facing double glazed window, rear facing double glazed door to the garden, cottage style kitchen with fitted units at eye and base level, granite surfaces incorporating a single bowl sink with drainer unit, integrated fridge/freezer, integrated dishwasher, range style cooker with 6 ring electric hob, decorative brick surround,

tiled flooring and electric under floor heating.

STAIRS

Leading from the living room.

FIRST FLOOR LANDING

0' 0" x 0' 0" With a side and rear facing double glazed window, loft access point, storage cupboard and providing access to all first floor accommodation.

BEDROOM

14' 2" x 10' 5" (4.33m x 3.18m) Double bedroom with front facing double glazed bay window and a radiator.

BEDROOM

14' 1" x 9' 7" (4.31m x 2.93m) Another fabulous size double bedroom with front facing double glazed window and a radiator.

BEDROOM

10' 5" x 9' 4" (3.18m x 2.87m) Double bedroom with rear facing double glazed window overlooking the rear garden and a radiator.

BEDROOM

10' 5" x 8' 11" (3.18m x 2.74m) Further double bedroom with side facing double glazed window and a radiator.

WET ROOM

7' 6" x 6' 5" (2.31m x 1.96m) A beautifully presented wet room with side facing double glazed frosted window, tiled flooring, tiled walls, low flush WC, his and hers floating wash basins with mirrored storage above, open wet room with chrome shower fitting above, heated towel radiator and spotlights to the ceiling.



FAMILY BATHROOM

8' 9" x 6' 5" (2.69m x 1.98m) A superb family bathroom comprising of a rolled top bath with central taps, low flush WC, wash hand basin, tiled flooring, tiled walls, heated towel radiator, extractor fan and a rear facing double glazed frosted window.

INTEGRAL SINGLE GARAGE

15' 11" x 8' 1" (4.86m x 2.47m) Accessed via the internal door in the entrance hallway and benefitting from plumbing







for a washing machine, space for a tumble dryer, space for an American style fridge/freezer and a front facing up and over door leading to the driveway.

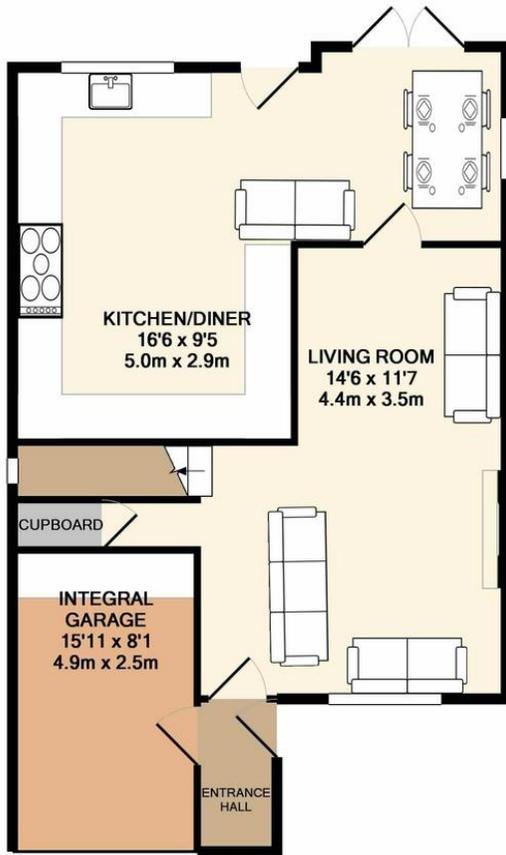
FRONT GARDEN

A small laid to lawn area, side access gate to the rear garden and off street parking on the paved driveway leading to the single garage.

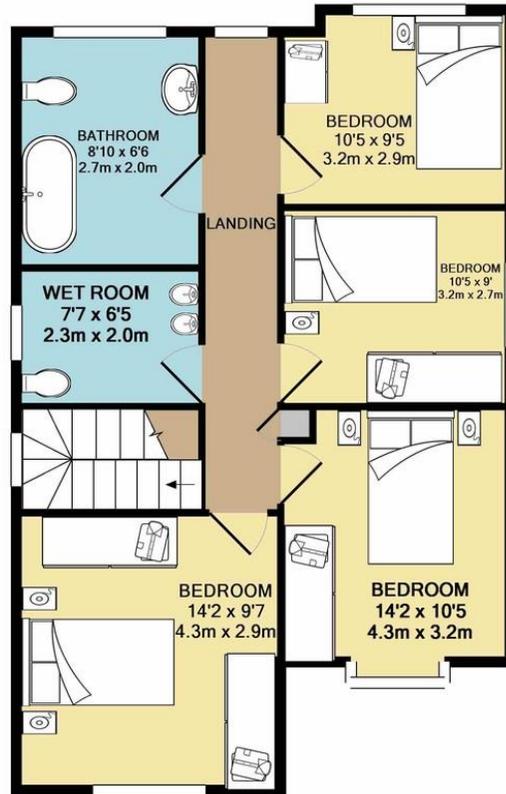
REAR GARDEN

A lovely landscaped rear garden with paved patio and fence enclosure providing privacy, a gazebo to the rear of the garden benefits from power point and currently houses a hot tub, just perfect for those summer garden parties.





GROUND FLOOR
APPROX. FLOOR
AREA 711 SQ.FT.
(66.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 701 SQ.FT.
(65.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1413 SQ.FT. (131.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	