





WELL PRESENTED, EXTENDED, SPACIOUS & FIVE BEDROOMS. This fabulous five bedroom semi detached house in the heart of Barnby Dun is positioned at the bottom of a quiet cul de sac and has been updated and extended to provide the perfect family home. Just a short walk from the local school and a stones throw from the local amenities/shops, this really does tick all the boxes and it is highly recommended to view this property promptly to avoid disappointment.

ENTRANCE HALL

6' 7" x 11' 2" (2.01m x 3.42m) Providing access to this beautiful family home via the front facing frosted double glazed door, front facing frosted double glazed window, radiator, stairs to the first floor landing and door to the open plan kitchen/dining area.

LIVING ROOM

11' 10" x 21' 9" (3.63 max m x 6.64m) A great family space with rear facing double glazed French doors to the conservatory, front facing double glazed window, open access to the kitchen/dining area and a radiator.

KITCHEN/DINER

20' 10" x 10' 6" (6.36m x 3.21m) This area of the property has been extended to provide a fantastic family entertaining space with views over the garden via the rear/side facing double glazed window, rear facing double glazed French doors lead to the raised decking, fitted modern kitchen units at eye and base level with beautiful surfaces incorporating a single and half bowl sink with drainer unit, four ring electric induction hob with extractor hood above, electric oven, integrated fridge, fitted matching breakfast bar, matching splash backs above the surfaces throughout and a kick board heater.



UTILITY ROOM

6' 11" x 11' 3" (2.11 max m x 3.44m) Accessed from the kitchen is this useful space with front facing double glazed window, access door to the downstairs shower room, fitted rolled top surface above the plumbing for a washing machine, space for a tumble dryer, space for a fridge/freezer, radiator and a wall mounted boiler unit.

DOWNSTAIRS WC & SHOWER ROOM

7' 2" x 3' 10" (2.19m x 1.19m) A beautifully presented shower room benefitting from a low flush WC, wash hand basin, shower cubicle, radiator, tiled flooring, partially tiled walls, spotlights to the ceiling, extractor fan and front facing double glazed window.

CONSERVATORY

12' 3" x 8' 10" (3.75m x 2.71m) Currently used as a games room the conservatory extension gives extra family space with side and rear facing double glazed windows, side facing double glazed French doors, tiled flooring and electric under floor heating system.

STAIRS

Leading from the entrance hallway to the first floor landing.

FIRST FLOOR LANDING

6' 5" x 9' 3" (1.98m x 2.82m) Providing access to all first floor accommodation, storage cupboard and a loft access point.

BEDROOM

10' 8" x 10' 2" (3.27m x 3.12m to wardrobe) A lovely bright double room with front facing double glazed window, radiator, coving to the ceiling and fitted wardrobes.



BEDROOM

10' 8" x 9' 9" (3.27m x 2.99m) Further double bedroom with rear facing double glazed window and a radiator.

BEDROOM

11' 3" x 7' 4" (3.45m x 2.25m) Part of the recent extension offering another spacious bedroom with front facing double glazed window and a radiator.







BEDROOM

11' 3" x 7' 4" (3.45m x 2.25m) A further bedroom in the extended part of the property with rear facing double glazed window and a radiator.

BEDROOM

6' 6" x 6' 4" (2.00m x 1.95m) A single bedroom with front facing double glazed window and a radiator.

BATHROOM

8' 9" x 5' 9" (2.67m x 1.77m) A spacious family bathroom with rear facing double glazed frosted window, heated towel radiator, low flush WC, wash hand basin, bath, separate shower cubicle with electric shower unit above, partially tiled walls and spotlights to the ceiling.

OFF STREET PARKING

Accessed from the front of the property the driveway provides off street parking.

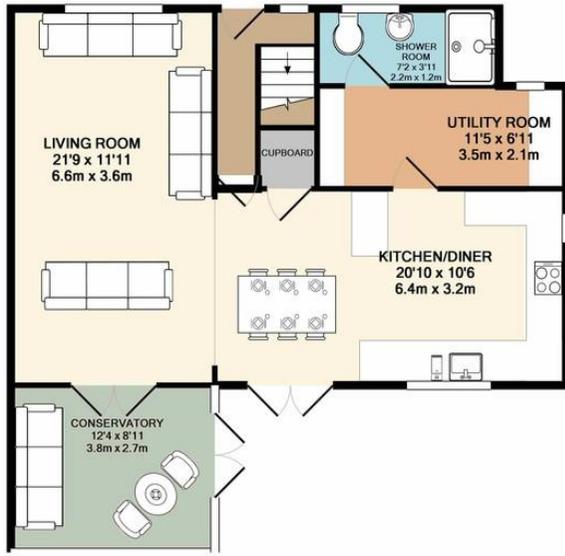
FRONT GARDEN

The front garden is mainly laid to lawn with partial wall enclosure and open access to the driveway from the cul de sac.

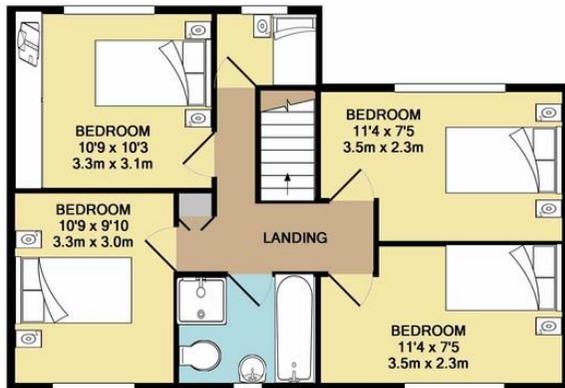
REAR GARDEN

A private fence enclosed garden with raised decking and a laid to lawn area.





GROUND FLOOR
APPROX. FLOOR
AREA 810 SQ.FT.
(75.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 649 SQ.FT.
(60.3 SQ.M.)
TOTAL APPROX. FLOOR AREA 1459 SQ.FT. (135.5 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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