





**A FANTASTIC UPDATED AND MODERNISED DETACHED BUNGALOW, IN BARNBY DUN WITH TWO BEDROOMS.** This property has recently been renovated to a high standard, the once three bedroom bungalow has now been altered to create extra kitchen/dining space and now benefits from two double bedrooms. It really has been beautifully presented and an internal inspection is essential. In brief it comprises of entrance hall, living room, kitchen/diner, utility room, two bedrooms, shower room, driveway, garage and fabulous landscaped gardens. A **WONDERFUL OPPORTUNITY TO PURCHASE IN A SOUGHT AFTER LOCATION.**

#### **ENTRANCE HALL**

4' 8" x 13' 1" (1.44m x 4.01m) On entering this lovely home you will not be disappointed with the presentation and the side access double glazed frosted door leads from the driveway to the entrance hall, side facing double glazed frosted window, radiator, laminate flooring, coving to the ceiling and a storage cupboard.



#### **LIVING ROOM**

19' 2" x 10' 3" (5.86m x 3.13m) A beautiful bright reception room with front facing double glazed window, radiator, laminate flooring, coving to the ceiling, television point, electric fire and a decorative surround.

### KITCHEN/DINER

13' 7" x 9' 10" (4.16m x 3.02m) Spacious kitchen/dining area with fitted table/storage unit, fitted kitchen units at eye and base level, work surfaces incorporating a single and half bowl sink with drainer unit, four ring gas hob with extractor hood above, electric oven, partially tiled splash backs, wall mounted boiler unit, radiator, laminate flooring, side facing double glazed window and a door to the utility room.

### UTILITY ROOM

10' 0" x 6' 3" (3.05m x 1.92m) A useful addition to the property providing further base level work surface, plumbing for a washing machine, space for a tumble dryer, space for a fridge/freezer, plumbing for a dishwasher, tiled flooring, radiator, side facing double glazed window and rear facing double glazed sliding doors to the garden.

### BEDROOM

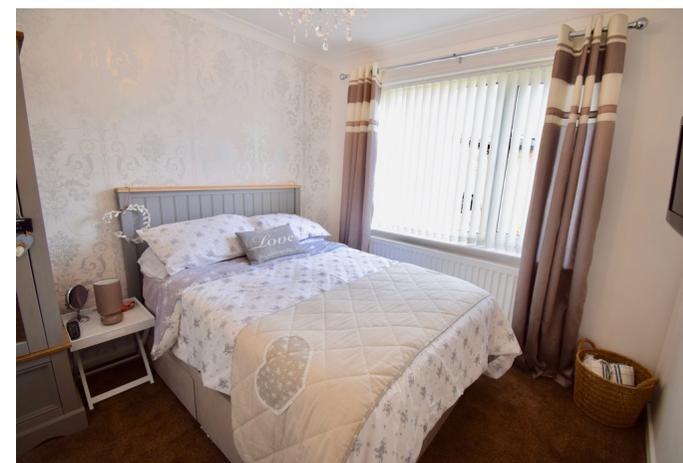
11' 2" x 12' 5" (3.41m x 3.81m) Spacious double bedroom with front facing double glazed window, radiator, coving to the ceiling, spotlights and a dado rail.

### BEDROOM

9' 10" x 9' 6" (3.02m x 2.92m) Further double bedroom positioned at the rear of the property with rear facing double glazed window, radiator and coving to the ceiling.

### SHOWER ROOM

7' 11" x 5' 11" (2.43m x 1.81m) Beautifully presented shower room with side facing double glazed frosted window, low flush WC, wash hand basin, shower cubicle with electric shower unit, tiled flooring, partially wood panelled walls, partially tiled walls, extractor fan and a loft access point.







### **DRIVEWAY**

Driveway installed in 2019 and provides off street parking for 2/3 cars.

### **GARAGE**

Single detached garage with up and over door, plus further attached storage space.

### **FRONT/SIDE GARDEN**

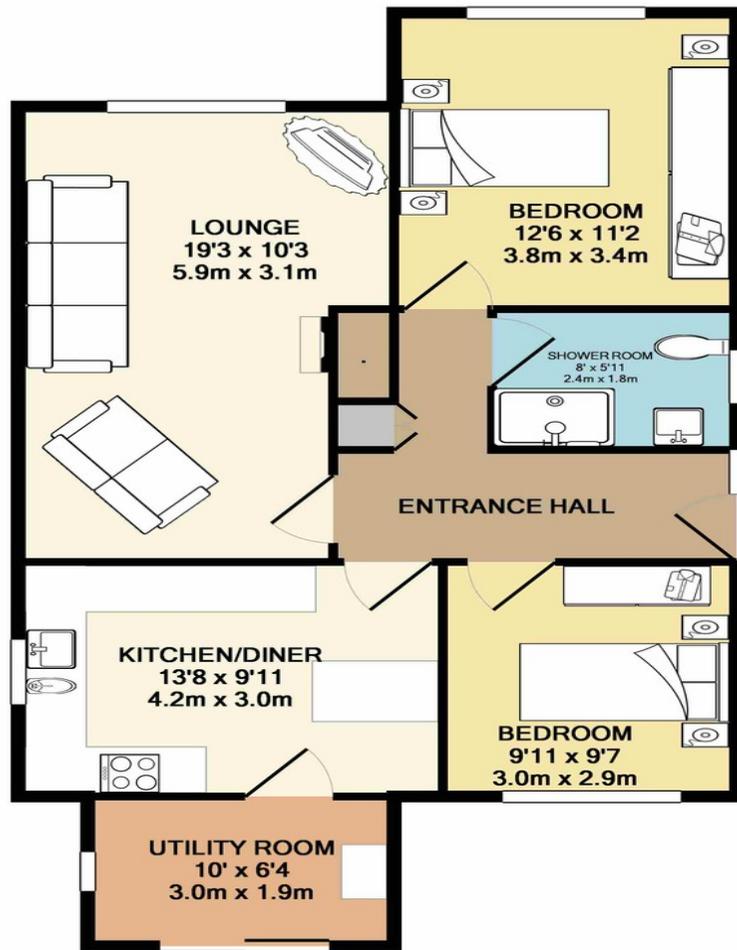
Open access to the driveway, partial wall enclosure, corner plot which is mainly laid to lawn with raised rockery and slate beds.



### **REAR GARDEN**

Benefitting from a raised decking seating area, paved patio, raised shrub/flower bed borders and further slate beds.





TOTAL APPROX. FLOOR AREA 789 SQ.FT. (73.3 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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		83
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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