





SUPERB DETACHED THREE STOREY PROPERTY ON A PRIVATE QUIET CUL DE SAC IN BARNBY DUN. The house has been extended to the rear with a conservatory and is beautifully decorated throughout. An extremely deceiving home that has accommodation over three storey and will provide the ideal family property in a much sought after village location. The house in brief comprises of entrance hallway, study, w/c, open plan kitchen/dining area, utility room, conservatory, stairs, first floor landing, living room, master bedroom with en-suite shower room, family bathroom, further first floor bedroom, stairs, second floor landing, two bedrooms, parking for three vehicles, integral garage and a rear garden with astro-turf. **A WONDERFUL HOME THAT SHOULD BE VIEWED.**

ENTRANCE HALL

17' 5" x 5' 10" (5.31m x 1.79m) This lovely house is entered via the front facing double glazed frosted door leading to the entrance hallway, with stairs to the first floor landing, laminate flooring, radiator and access doors to the ground floor accommodation.

WC

5' 8" x 3' 1" (1.75m x 0.96m) Benefitting from a low flush wc, wash hand basin, radiator, extractor fan, partially tiled walls and a side facing double glazed frosted window.

STUDY

5' 8" x 6' 7" (1.75m x 2.02m) Versatile space currently utilised as a large cloakroom but lends itself to a study area, front facing double glazed window, radiator and a telephone point.



KITCHEN AREA

11' 11" x 13' 8" (3.65m x 4.19m) The kitchen and dining area is open plan providing the ideal family entertaining space with fitted units at eye and base level, rolled top wood effect work surfaces incorporating a single and half bowl sink with drainer unit, four ring electric hob with extractor hood above, single electric oven, microwave, space for a fridge/freezer, partially tiled splash backs, central storage island/breakfast bar, integrated dishwasher, laminate flooring, radiator, rear facing double glazed window, rear facing double glazed French doors to the conservatory, door to the utility room and integral single garage.

DINING AREA

9' 5" x 9' 10" (2.88m x 3.01m) See kitchen description.

UTILITY ROOM

5' 7" x 6' 8" (1.71m x 2.04m) With a side facing double glazed frosted door, fitted base level units with rolled top surfaces incorporating a single bowl sink, plumbing for a washing machine, space for a tumble dryer, partially tiled walls, wall mounted boiler unit and a radiator.

CONSERVATORY

12' 3" x 10' 6" (3.74m x 3.21m) Overlooking the nicely landscaped garden via the side/rear facing double glazed windows, side facing double glazed French doors to the garden and laminate flooring throughout.

STAIRS

Leading from the entrance hallway to the first floor landing.







FIRST FLOOR LANDING

5' 8" x 16' 8" (1.75m x 5.09m) Providing access to two bedrooms, family bathroom and first floor living space, plus benefits from further stairs to the second floor landing and a radiator.

LIVING ROOM

21' 5" x 8' 9" (6.55m x 2.68m) Positioned at the rear of the property on the first floor overlooking the field to the rear, via the rear facing double glazed French doors to the Juliette balcony, rear facing double glazed window, side facing double glazed frosted window, two radiators, television point and a telephone point.

BEDROOM

8' 7" x 7' 1" (2.63m x 2.17m) Currently utilised as a little sitting/reading room with side facing double glazed window and a radiator.

FAMILY BATHROOM

6' 3" x 7' 4" (1.92m x 2.24m) Beautifully presented bathroom with a white three piece suite comprising of a low flush wc, wash hand basin, bath with a shower curtain rail mounted above, electric shower is wall mounted, tiled walls, tiled flooring, heated towel radiator, extractor fan and a side facing double glazed frosted window.

MASTER BEDROOM

8' 7" x 13' 0" (2.64m x 3.98m to wardrobes) Fabulous master bedroom with fitted sliding wardrobes, radiator, front facing double glazed window and a door to the en-suite shower room.

ENSUITE

6' 3" x 6' 3" (1.93m x 1.93m) Nicely presented en-suite shower room with low flush wc, wash hand basin, shower

cubicle, heated towel radiator, tiled flooring, partially tiled walls, extractor fan and a front facing double glazed frosted window.

STAIRS

Leading from the first floor landing to the second floor and the two bedrooms.

SECOND FLOOR LANDING

Providing access to the two second floor bedrooms, radiator and a rear facing double glazed velux style window.

BEDROOM

9' 1" x 15' 5" (2.78m x 4.72m) Larger of the two second floor bedrooms with a front facing double glazed window, rear facing double glazed velux style window, radiator, laminate flooring and a loft access point.

BEDROOM

8' 8" x 15' 6" (2.65m x 4.73m) Spacious bedroom with rear facing double glazed window, laminate flooring and a radiator.

OFF STREET PARKING

Paved parking area in front of the property providing off street parking for three cars.

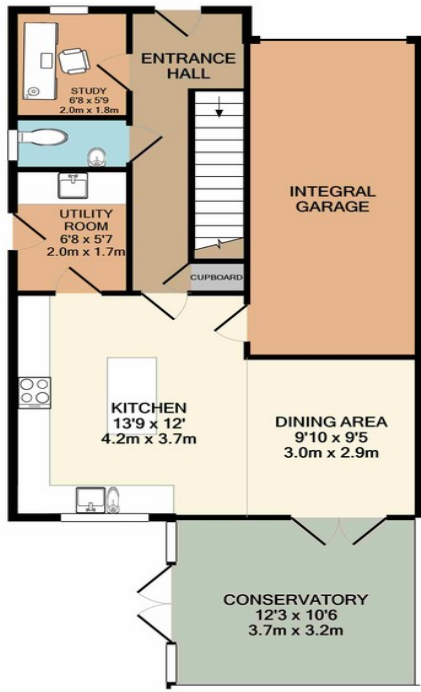
INTEGRAL SINGLE GARAGE

Single integral garage with up and over door, plus internal door to the kitchen.

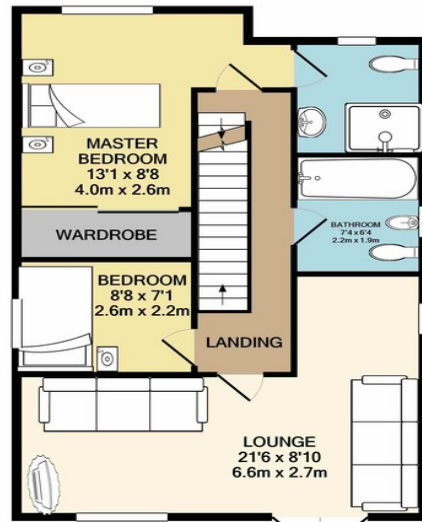
REAR GARDEN

With a central astro-turf area, fence enclosed garden with a lower patio and side access to the driveway via a gate.

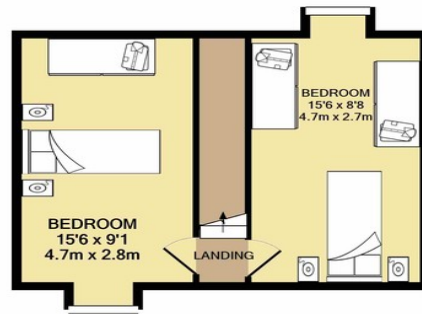




GROUND FLOOR
APPROX. FLOOR
AREA 741 SQ.FT.
(68.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 611 SQ.FT.
(56.7 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 322 SQ.FT.
(29.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1674 SQ.FT. (155.5 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.



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	