





ABSOLUTELY STUNNING THREE BEDROOM DETACHED PROPERTY RENOVATION IN BARNBY DUN. A superb family home that has been upgraded and modernised to a high standard throughout and will appeal to all buyers. Immaculately presented and decorated this beautiful home will not disappoint. In brief this house comprises of entrance porch/utility room, living room, kitchen/dining area, stairs, landing, three bedrooms, bathroom, driveway and a single garage. **AVAILABLE WITH NO UPWARD CHAIN.**

ENTRANCE PORCH/UTILITY AREA

6' 7" x 4' 0" (2.02m x 1.23m) On entering this property you will not be disappointed by the presentation throughout, with front facing double glazed door leading to the entrance porch/utility area benefitting from plumbing for a washing machine, space for a tumble dryer, boiler unit housed in a cupboard, oak flooring and door to the living room.

LIVING ROOM

14' 0" x 10' 5" (4.29m x 3.20m) The living space opens up into the kitchen/dining area providing a wonderful family entertaining space, with front facing double glazed bow window, radiator and stairs to the first floor landing.



KITCHEN/DINER

17' 5" x 11' 1" (5.32m x 3.40m) Stunning open plan kitchen dining area with rear facing double glazed French doors to the garden, the kitchen is beautiful with fitted base units, square edge oak work surfaces integrating a single and half bowl sink, four ring electric hob with industrial style extractor hood, brick effect splash backs, space for a fridge/freezer, double electric oven, oak flooring throughout, storage cupboard beneath the stairs, radiator, rear facing double glazed window and a side facing double glazed door.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

7' 7" x 5' 6" (2.33m x 1.68m) Providing access to all bedrooms/bathroom, feature wall paper, side facing double glazed window and a loft access point.

BEDROOM

9' 7" x 11' 4" (2.93m x 3.47m) Double bedroom overlooking the rear garden via the rear facing double glazed window, radiator and coving to the ceiling.

BEDROOM

8' 7" x 11' 1" (2.64m x 3.38m) Further spacious double bedroom with front facing double glazed window, radiator and coving to the ceiling.

BEDROOM

7' 7" x 8' 3" (2.33m x 2.53m) Smallest of the three bedrooms positioned to the rear of the property with rear facing double glazed window, oak flooring, radiator and CCTV system.

BATHROOM

5' 2" x 8' 3" (1.60m x 2.52m) L-shaped bathroom with low flush WC, feature wash hand basin, bath with shower above, heated towel radiator, tiled walls, extractor fan, spotlights, tiled flooring, coving to the ceiling, partially tiled walls, front facing double glazed frosted window and a storage cupboard above the stairs with spotlight inside.







FRONT GARDEN & PARKING

Located on a corner plot with gravel driveway for off street parking and partial wall enclosure, plus side access gates to both sides.

DRIVEWAY & GARAGE

Single garage accessed from the driveway with roller door and further side access door.

REAR GARDEN

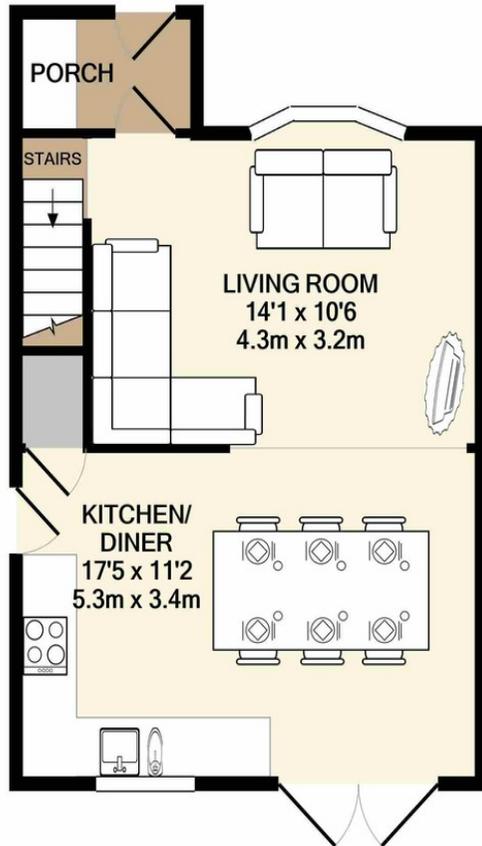
Laid to lawn area with paved patio.



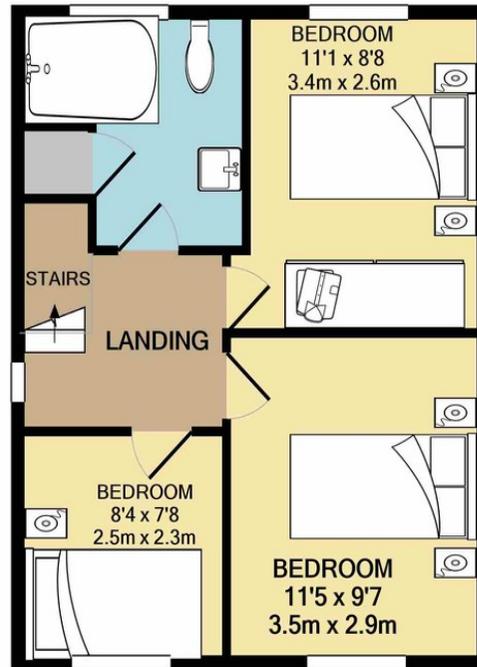
NOTE

The property has recently had... a full rewire, it has been re-plumbed and benefits from a recent boiler installation with a ten year warranty. All the windows have been changed by the current owner and the addition of security composite doors, all add to the appeal of this property. Further information on all works carried out is available on request.





GROUND FLOOR
APPROX. FLOOR
AREA 399 SQ.FT.
(37.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 370 SQ.FT.
(34.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 769 SQ.FT. (71.4 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	