







**WHAT A BEAUTIFUL GARDEN AND FIELD VIEWS TO THE REAR IN THE POPULAR VILLAGE OF BARNBY DUN. A fabulous opportunity to purchase a home on Brosley Avenue in DN3, with spacious accommodation available and an early inspection is essential to fully appreciated the views. In brief this delightful family home offers entrance hallway, living room, dining room, kitchen/breakfast room, side entrance lean to, stairs to the first floor, landing, three bedrooms, bathroom, front/rear gardens, oversize garage with outdoor seating area overlooking the pond and beautiful gardens. AVAILABLE WITH NO UPWARD CHAIN.**

#### **ENTRANCE HALL**

6' 4" x 13' 4" (1.95m x 4.07m) This wonderful family home offers lovely accommodation for the family and is entered via the front facing double glazed door to the entrance hallway, stairs to the first floor landing, dado rail, coving and a telephone point.

#### **LIVING ROOM**

12' 11" x 13' 9" (3.95m x 4.21m) Lovely views of the rear garden from this reception room with feature solid fuel fireplace, decorative stone surround, open arch to the dining room, rear facing double glazed window, coving and a television point.

#### **DINING AREA**

12' 11" x 8' 10" (3.94m x 2.70m) Perfect for family dining with front facing double glazed bay window, built in storage cupboards with glass fronts and coving.





### **KITCHEN**

6' 3" x 9' 4" (1.93m x 2.86m) Fitted with units at base level incorporating a single bowl sink with drainer, four ring electric hob, double electric oven, plumbing for a washing machine, partially tiled splash backs, storage cupboard beneath the stairs, open access to the breakfast area and a rear facing double glazed window.

### **BREAKFAST AREA**

8' 8" x 10' 10" (2.66m x 3.31m) With breakfast bar, space for dining table, rear facing double glazed window, electric heater, plumbing for a dishwasher, integrated fridge and wood panelled ceiling.

### **LEAN TO SIDE ENTRANCE**

Providing access to the rear garden via the single glazed door and a side facing single glazed window.

### **STAIRS**

Leading from the entrance hallway to the first floor landing.

### **LANDING**

7' 6" x 4' 11" (2.30m x 1.52m) Providing access to all bedrooms/bathroom, electric heater and a loft access point.

### **BEDROOM**

10' 4" x 11' 10" (3.16m x 3.62m) Lovely double bedroom with front facing double glazed window, electric heater and coving to the ceiling.

### **BEDROOM**

9' 11" x 11' 1" (3.04m to wardrobe x 3.39m) Further double bedroom with fabulous field/garden views, rear facing double glazed window and fitted wardrobes with mirror fronts.











### **BEDROOM**

9' 1" x 8' 11" (2.77m x 2.73m) Positioned to the front of the property with front facing double glazed window, electric heater, fitted base for single bed with drawers beneath, built in wardrobe and coving to the ceiling.

### **BATHROOM**

7' 5" x 8' 8" (2.27m x 2.66m) Benefitting from a three piece suite comprising of a low flush WC, wash hand basin, bath with shower curtain rail mounted above, electric shower unit, tiled walls and a rear facing double glazed frosted window.

### **FRONT GARDEN & PARKING**

With a raised shrub bed and mature tree, tiered gravel bed, paved driveway leading to the garage and partial enclosure.

### **GARAGE**

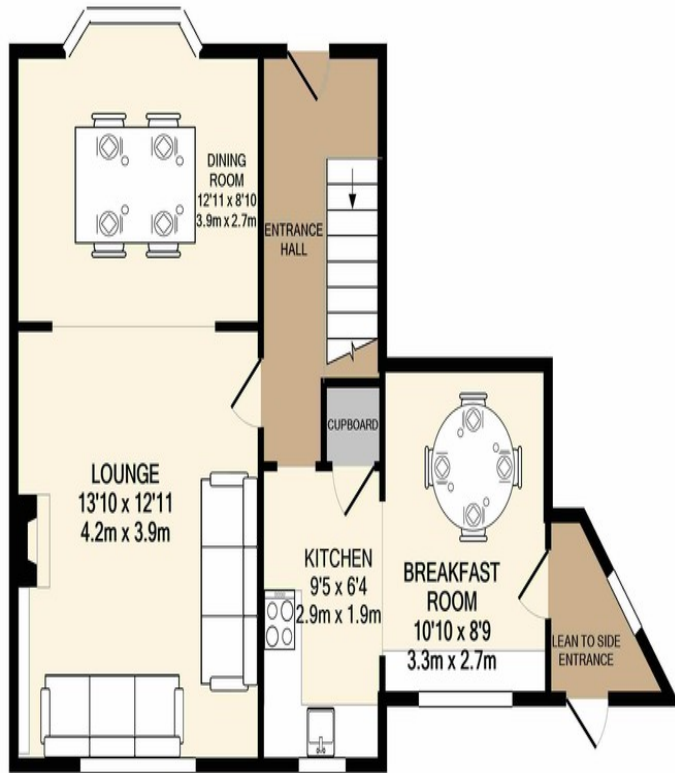
19' 2" x 17' 3" (5.85m x 5.27m) Oversize garage with power points and lighting.

### **REAR GARDEN & OUTDOOR SEATING AREA**

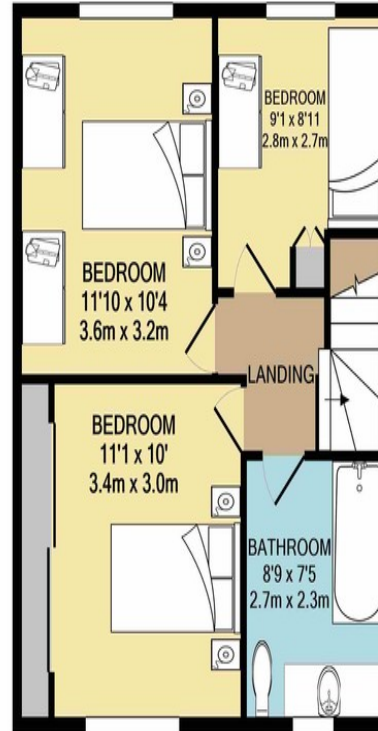
Fantastic landscaped large rear garden with lawned area, pond, mature trees/shrubs, outdoor seating area with wood burner, raised patio, and fence/hedge enclosure.







GROUND FLOOR  
APPROX. FLOOR  
AREA 571 SQ.FT.  
(53.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 446 SQ.FT.  
(41.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1016 SQ.FT. (94.4 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

