





WONDERFUL CUL DE SAC LOCATION IN THE MUCH SOUGHT AFTER VILLAGE OF BARNBY DUN, OFFERING EXTENDED ACCOMMODATION AND FOUR BEDROOMS. This delightful family home has been extended to the side and the rear with a conservatory to create the ideal property for a purchaser in search of a spacious house in DN3. Tucked away at the bottom of Wheatfield Close the property in brief comprises of entrance hallway, living room, kitchen/diner, conservatory, utility room, downstairs WC, stairs, landing, master bedroom with en-suite shower room, three further spacious bedrooms, stunning recently fitted modern bathroom, integral garage, off street parking and pleasant private rear garden with external storage building, overlooking woodland. **A GREAT BUY.**

ENTRANCE HALL

5' 8" x 13' 6" (1.74m x 4.12m) Fabulous opportunity to purchase a lovely family house that is entered via the front facing double glazed frosted door to the entrance hallway, side facing double glazed window, radiator, stairs to the first floor landing, laminate flooring, coving to the ceiling and a nest heating system.



LIVING ROOM

11' 9" x 13' 9" (3.59m x 4.20m) Lovely living space with front facing double glazed bay window, radiator, laminate flooring coving to the ceiling and double doors to the kitchen/diner.

KITCHEN/DINER

17' 10" x 9' 6" (5.46m x 2.90m) Open plan kitchen/breakfast/dining space with rear facing double glazed sliding doors to the conservatory, fitted kitchen with units at both eye and base level, rolled top work surfaces

incorporating a single and half bowl sink with drainer unit, four ring gas hob with extractor hood above, double electric oven, space for a fridge/freezer, integrated dishwasher, breakfast bar, laminate flooring, rear facing double glazed window, coving to the ceiling and a door to the utility room.

CONSERVATORY

10' 2" x 12' 6" (3.11m x 3.83m) Overlooking the private garden this extended living space offers a versatile room for sitting or dining, with rear/side facing double glazed windows, side facing double glazed French doors, laminate flooring and an air conditioning unit.

UTILITY ROOM

11' 2" x 5' 6" (3.41m x 1.68m) Useful utility space with access door to the integral garage, rear facing double glazed door to the garden, rear facing double glazed window, matching units at both eye and base level, rolled top work surfaces incorporating a single bowl sink with drainer unit, door to the WC, plumbing for a washing machine, space for a tumble dryer and a radiator.

WC

2' 10" x 4' 7" (0.88m x 1.42m) Benefitting from a low flush WC, wash hand basin, partially tiled walls, radiator, extractor fan and a rear facing double glazed frosted window.

STAIRS

Leading from the entrance hallway to the first floor landing.

LANDING

7' 2" x 9' 11" (2.20m x 3.03m) Providing access to all bedrooms/bathroom, loft access point, storage cupboard and coving to the ceiling.



MASTER BEDROOM

11' 1" x 13' 0" (3.40m x 3.97m) Part of the extension to the side above the garage this room offers a spacious master bedroom with en-suite shower room, wardrobes, front/rear facing double glazed window, two radiators and a loft access point.

ENSUITE

5' 1" x 5' 1" (1.55m x 1.55m) Lovely en-suite shower room comprising of a low flush WC, wash hand basin, corner shower cubicle, heated towel radiator, partially tiled walls







and a rear facing double glazed frosted window.

BEDROOM

10' 4" x 10' 11" (3.15m x 3.33m) Further double bedroom with front facing double glazed window, fitted wardrobes and a radiator.

BEDROOM

10' 4" x 9' 11" (3.16m x 3.04m) Positioned at the rear of the property with rear facing double glazed window, radiator and coving to the ceiling.



BEDROOM

7' 3" x 7' 4" (2.22m x 2.26m) With front facing double glazed window, radiator and coving.

BATHROOM

7' 2" x 5' 1" (2.19m x 1.55m) Modern beautifully presented bathroom with three piece suite comprising of a low flush WC, wash hand basin within a vanity unit, P-shaped bath with shower screen mounted above, dual shower head, jacuzzi style jets, tiled walls, heated towel radiator, extractor fan, wall mounted mirror with blue tooth connectivity and a rear facing double glazed frosted window.



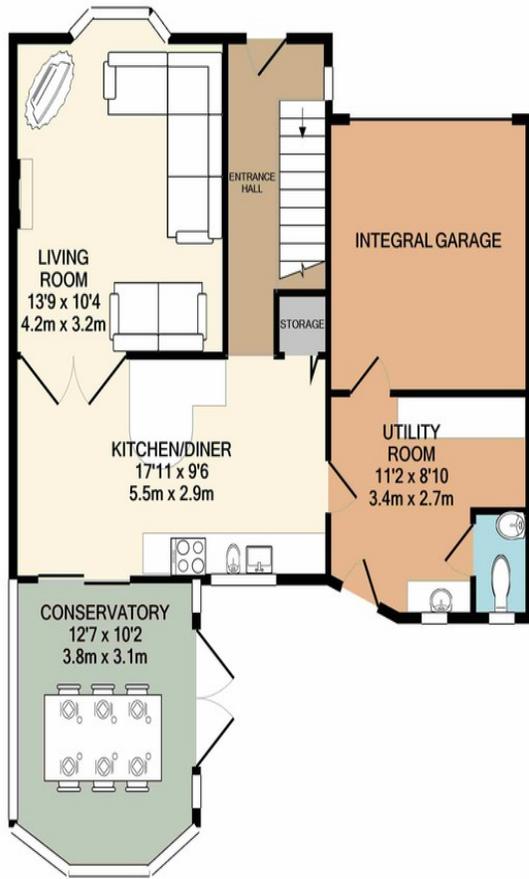
INTEGRAL GARAGE

OFF STREET PARKING

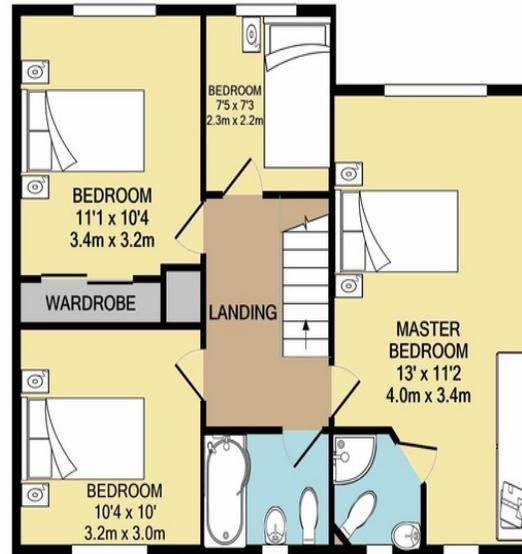
Off street parking is available at the front of the property.

REAR GARDEN & STORAGE BUILDING

Lovely private enclosed garden surrounded by woodland, laid to lawn area, shrub beds, external storage building benefitting from power points/lighting and side access to the front.



GROUND FLOOR
APPROX. FLOOR
AREA 764 SQ.FT.
(70.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 622 SQ.FT.
(57.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1386 SQ.FT. (128.8 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

