





A FANTASTIC DETACHED BUNGALOW OCCUPYING A CORNER PLOT, WITH THREE BEDROOMS AND FIELD VIEWS. This superb property offers a high standard of fixtures and fittings throughout and will impress all buyers. Located on the edge of the popular village of Barnby Dun this will attract attention, so please enquire promptly and in internal inspection is essential. In brief the bungalow comprises of entrance hallway, living room, garden room, open plan kitchen/dining area, utility room, WC, master bedroom with en-suite WC, two further spacious bedrooms, bathroom with separate shower, generous plot providing off street parking for cars/caravan, nicely kept gardens and a garage with further storage space. **A MUST SEE AND VIEWINGS ARE HIGHLY RECOMMENDED.**

ENTRANCE HALL

4' 11" x 28' 2" (1.50m x 8.59m) This stunning property is accessed via the front facing double glazed frosted door to the entrance hallway, front facing double glazed window, radiator, coving to the ceiling, storage cupboard, loft access point and an alarm system.

LIVING ROOM

12' 10" x 17' 9" (3.93m x 5.42m) Lovely bright reception space with field views via the front facing double glazed window, two radiators, telephone point, coal effect electric feature fireplace with decorative surround, television point, coving to the ceiling and double doors to the garden room.



GARDEN ROOM

17' 3" x 13' 9" (5.27m x 4.20m) Wonderful private garden room overlooking the nicely landscaped rear garden with side and rear facing double glazed windows, side facing double glazed French doors lead to the garden, door to the utility room, two radiators and a tiled floor.

KITCHEN/DINER

11' 10" x 17' 8" (3.61m x 5.40m) Fabulous kitchen/diner with matching fitted kitchen units at both eye and base level, work surfaces incorporating a single bowl sink with drainer, integral recycle unit, five ring gas hob with extractor hood above, electric oven, warming drawer, microwave, integrated fridge/freezer, integrated dishwasher, matching splash backs above the work surfaces, radiator, spotlights, coving to the ceiling, front facing double glazed window and a side facing double glazed door.

UTILITY ROOM

10' 9" x 7' 9" (3.28m x 2.38m) Useful room providing utility space with rolled top work surface incorporating a single bowl sink with drainer unit, plumbing for a washing machine, space for a tumble dryer, space for a fridge/freezer, partially tiled walls, loft access point, storage cupboard, extractor fan and a door to the WC.

WC

3' 5" x 5' 5" (1.06m x 1.66m) Benefitting from a low flush WC, wash hand basin within a vanity unit, radiator and an extractor fan.







BEDROOM

11' 9" x 10' 7" (3.60m x 3.23m) The largest bedroom benefits from an en-suite WC, side facing double glazed window, fitted wardrobes, radiator and coving to the ceiling.

ENSUITE

3' 2" x 7' 1" (0.99m x 2.16m) Comprising of a low flush WC, wash hand basin, radiator, tiled walls, spotlights and an extractor fan.

BEDROOM

10' 9" x 10' 6" (3.30m x 3.22m) Spacious second bedroom with side facing double glazed window, radiator and coving to the ceiling.

BEDROOM

8' 5" x 9' 3" (2.57m x 2.82m) Side facing double glazed window, radiator and coving to the ceiling.

BATHROOM

11' 8" x 5' 6" (3.56m x 1.68m) Fabulous bathroom with a white suite comprising of a low flush WC, wash hand basin within a vanity unit, bath with shower attachment, separate shower cubicle with dual shower head, two heated towel radiators, tiled walls, tiled flooring, extractor fan and a side facing double glazed frosted window.



EXTERNAL STORAGE SPACE

Accessed via a roller door from the driveway and ideal for storage.

GARAGE

Also accessed via a roller door from the driveway and also benefits from a rear access door to the garden.

FRONT GARDEN

Mainly laid to lawn with border wall, open access to the driveway and a side access gate to the rear garden.

DRIVEWAY

Providing off street parking for two cars.

FURTHER PARKING AREA FOR CARAVAN

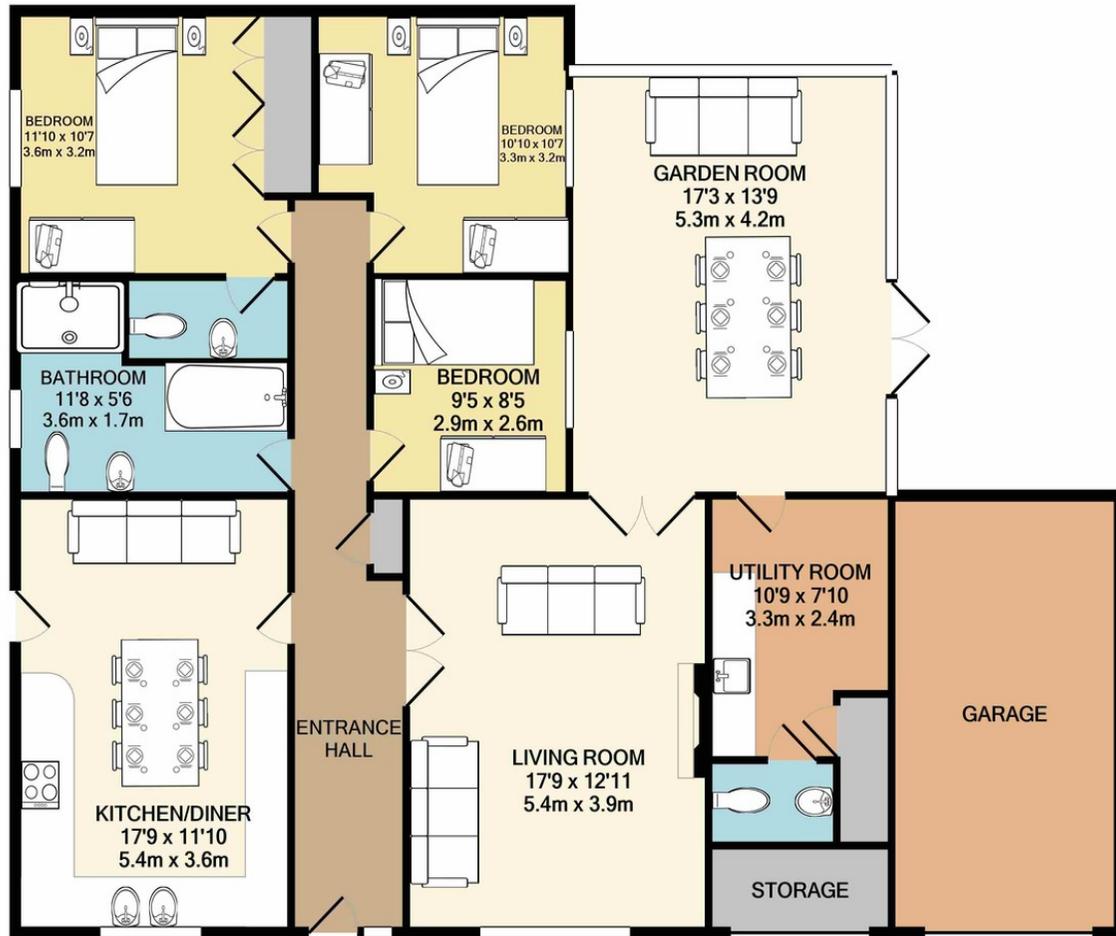
Currently utilised for parking of a caravan.

REAR GARDEN

Enclosed rear garden with laid to lawn central area, paved patio, surrounding shrub beds, fence/wall enclosure and side access via a gate.

NOTE

Security lighting, alarm system and cameras are included within the sale.



TOTAL APPROX. FLOOR AREA 1545 SQ.FT. (143.5 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		