







**SUPERB OPPORTUNITY TO PURCHASE A FABULOUS DETACHED BUNGALOW ON HATFIELD LANE IN BARNBY DUN POSITIONED ON A CORNER PLOT WITH FIELD VIEWS.** Beautifully presented throughout, offering spacious accommodation in a sought after village within DN3. The property is now available with no upward chain and briefly comprises of entrance hallway, living room, kitchen, side entrance porch, three bedrooms, bathroom, front/side/rear gardens and a detached single garage with further off street parking space on the driveway. **GREAT FIELD VIEWS.**



#### **ENTRANCE HALL**

4' 0" x 18' 9" (1.24m x 5.74m) The property is accessed via the front facing double glazed frosted door to the entrance hallway, radiator, storage cupboard and coving to the ceiling.



### LIVING ROOM

11' 10" x 15' 9" (3.62m x 4.81m) Fantastic reception space with field views via the front facing double glazed bow window, radiator, electric feature fireplace with decorative surround and coving to the ceiling.

### KITCHEN

10' 9" x 10' 2" (3.30m x 3.10m) Lovely kitchen once again benefitting from field views with front facing double glazed window, radiator, fitted kitchen units at both eye and base level, work surfaces incorporating a single bowl sink with drainer, four ring electric hob, electric double oven, integrated dishwasher, integrated fridge/freezer, tiled walls, coving to the ceiling and internal door to the side porch.

### SIDE ENTRANCE PORCH

3' 7" x 5' 4" (1.10m x 1.63m) Side facing double glazed door leads to the porch, two side facing double glazed windows and a double glazed frosted door to the kitchen.

### BEDROOM/TV ROOM

7' 10" x 12' 11" (2.40m x 3.96m) Currently utilised as a television room but could be utilised as the third bedroom with rear facing double glazed French doors to the garden, two rear facing double glazed windows, two side facing double glazed windows and a radiator.

### BEDROOM

10' 0" x 11' 10" (3.06m x 3.63m) Lovely double bedroom with rear facing double glazed window, radiator, coving, fitted wardrobes and dressing table/area.

### BEDROOM

8' 10" x 11' 10" (2.71m x 3.63m) Further spacious bedroom positioned at the rear of the bungalow with fitted wardrobes, radiator, coving and rear facing double glazed window.



### BATHROOM

5' 4" x 6' 4" (1.65m x 1.95m) Beautiful bathroom with a three piece suite comprising of a low flush WC, wash hand basin within a vanity unit, bath with shower screen mounted above, dual shower head, tiled walls, heated towel radiator, loft access point and side facing single glazed frosted window.











### FRONT GARDEN

Wall enclosed garden to the front with access gate leading to the path, laid to lawn with shrub beds and side access to the rear garden.

### REAR GARDEN

Fantastic private garden that is not overlooked, mainly laid to lawn with paved patio, double gates to the side lead to a further paved area potentially for further off street parking, surrounding shrub beds and raised planters. Rear access gate to the driveway in front of the garage.

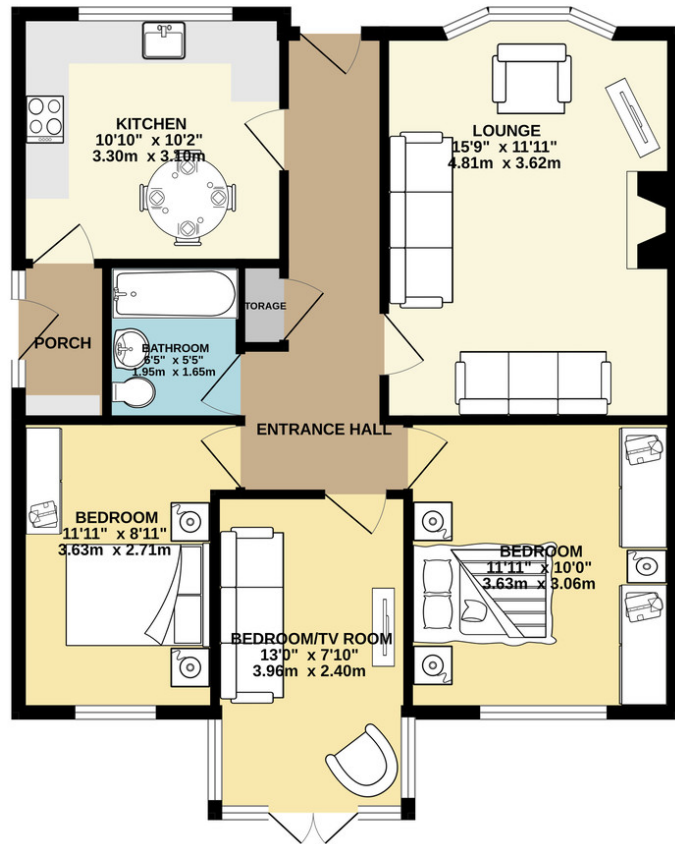


### GARAGE

Benefits from an up and over door, plus further side access door to the garden.



GROUND FLOOR  
780 sq.ft. (72.5 sq.m.) approx.



TOTAL FLOOR AREA : 780 sq.ft. (72.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		