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horton knights of doncaster



Sycamore Road, Barnby Dun, Doncaster, DN3 1BQ
Offers Over £170,000

EXTENDED 2 DOUBLE BEDROOM SEMI DETACHED BUNGALOW / GREAT POSITION CLOSE TO SHOPS ETC. / EXTENDED DINING KITCHEN / MODERN SHOWER ROOM / SOUTHERLY FACING REAR GARDEN / EARLY VIEWING ESSENTIAL //

Located on this popular roadway close to Barnby Dun centre, a good sized 2 double bedroom semi detached bungalow. The property has a gas radiator heating system, PVC double glazing and briefly comprises: Large entrance hall, front facing lounge, extended dining kitchen with integrated appliances, 2 double bedrooms and a contemporary style shower room. Outside are attractive landscaped gardens, the rear enjoys a lovely southerly aspect plus a long side driveway and a detached brick garage. Well placed with access to local amenities including shops, bus routes etc... viewing is highly recommended.

ACCOMMODATION

A PVC double glazed entrance door with a glazed side screen leads into the property's entrance hall.

ENTRANCE HALL

This is a nice wide 'L' shaped hall, it has a deep built in cupboard, a central heating radiator, coving, a central ceiling light and a door into the front facing lounge.

LOUNGE

17'1" x 12'2" (5.21m x 3.71m)

This has a broad PVC double glazed bow window to the front, a feature fireplace with an electric fire inset, a double panel central heating radiator, coving, a central ceiling light and double doors which lead into an extended dining kitchen.

EXTENDED DINING KITCHEN

18'10" x 9'4" (5.74m x 2.84m)

This is probably better demonstrated by the floor plan and photographs, the kitchen area is fitted with a range of high and low level units finished in a modern grey coloured cabinet door, a contrasting rolled edge work surface, tiling to the splashbacks and a 1 1/2 bowl stainless steel sink unit with a mixer tap. There is a four ring gas hob with an extractor canopy above, an integrated oven, modern laminate flooring, a central heating radiator, 2 PVC double glazed windows and a PVC double glazed exterior door.

BEDROOM 1

12'2" x 10'10" (3.71m x 3.30m)

A large double bedroom, it has a broad PVC double glazed window to the front, coving to the ceiling, a central ceiling light and a central heating radiator.

BEDROOM 2

11'1" x 9'0" (3.38m x 2.74m)

A second double bedroom, this has a PVC double glazed window to the rear, coving to the ceiling, a central ceiling light and a central heating radiator.

SHOWER ROOM

The original bathroom has now been transformed into a contemporary style shower room, this has a walk in shower enclosure with a rainfall style shower head, a wash hand basin inset to a vanity unit, a PVC double glazed window, a contemporary style towel rail/radiator, an extractor fan and a ceiling light.

OUTSIDE

To the front of the property, there is an attractive landscaped garden area, this has a decorative stone with flower planters, a dropped curb gives access to a block paved side drive which continues along the side of the property into a detached brick garage.

DETACHED BRICK GARAGE

This has a metal up and over door, power and light laid on and a personnel side door.

REAR GARDEN

The rear garden enjoys a lovely southerly aspect, it has been designed for easier and lower maintenance, there is a paved patio and sitting area with decorative flower beds and borders plus fencing to the perimeters.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating. Age of boiler 2018.

COUNCIL TAX - Band B.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 220 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

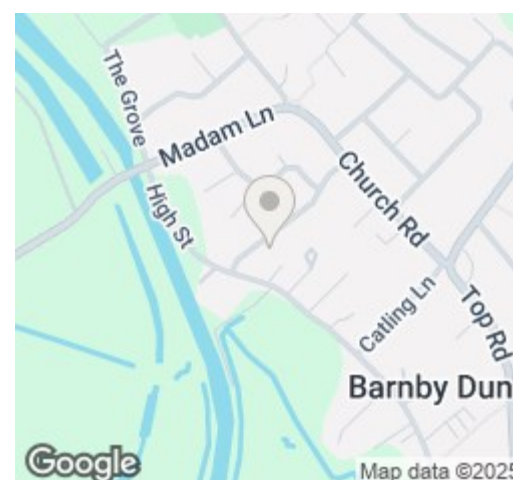
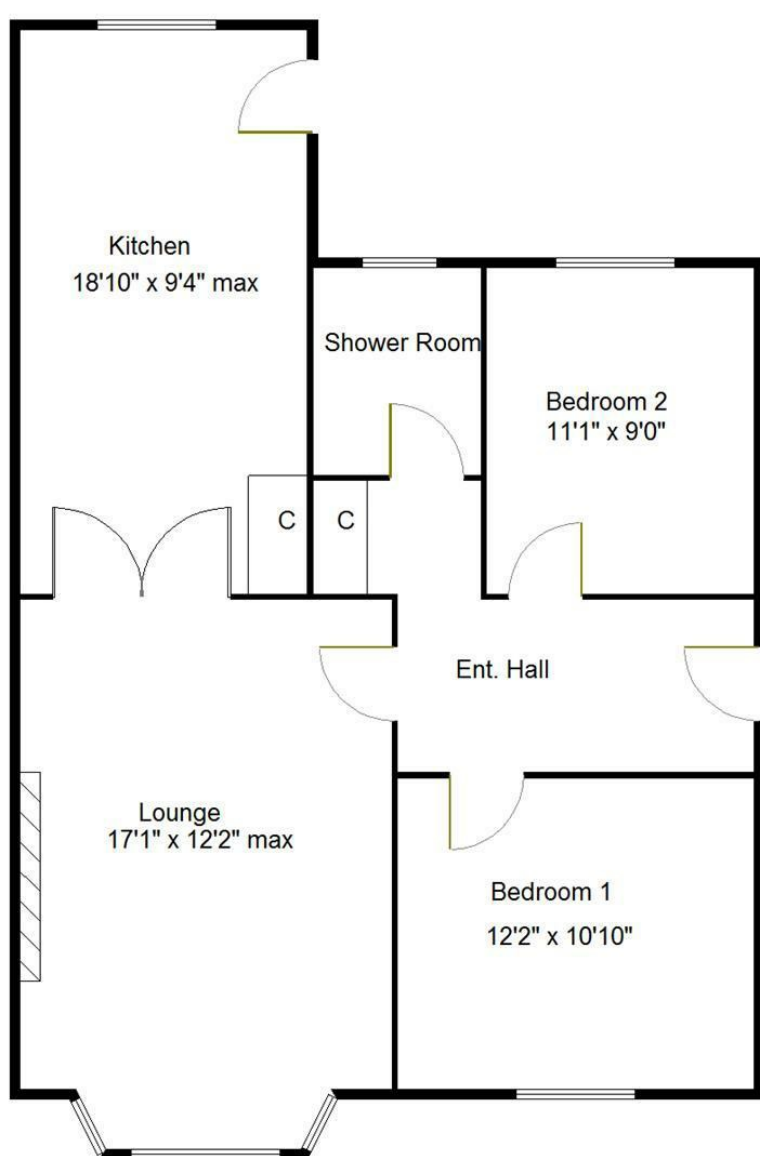
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Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	