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Parkhill Road, Barnby Dun, Doncaster, DN3 1DP  
Guide Price £225,000 - £235,000

**BEAUTIFUL VILLAGE POSITION / 2 DOUBLE BEDROOM DETACHED BUGALOW / LARGE MODERN DINING KITCHEN / CONTEMPORARY SHOWER ROOM / ATTRACTIVE GARDENS / ATTACHED GARAGE WITH ELECTRIC DOOR / VIEWING ESSENTIAL //**

Located on this beautiful close on the fringe of Barnby Dun village, this 2 double bedroom detached bungalow makes an attractive home. It has a gas radiator central heating system via a modern combination type boiler and pvc double glazing including pvc double glazed French doors, fascias, soffits and guttering. The accommodation comprises: Entrance hall with oak style flooring, an attractive front facing lounge, a large modern fitted dining kitchen with a host of integrated appliances and oak flooring, two double bedrooms and a contemporary styled shower room. Outside are attractive, good sized gardens, with a patterned concrete driveway leading to a garage with an electric remote roller door, whilst to the rear there is distant views towards open countryside. Popular residential village with access to local amenities including local shops and of course excellent access to the M18/A1M motorway networks. Internal viewing is a must.

**ACCOMMODATION**

A pvc double glazed entrance door with decorative glazed inset leads into the entrance porch.

**ENTRANCE PORCH**

A more recent addition, the porch is pvc double glazed and gives access into the entrance hall.

**ENTRANCE HALL**

**15'5" x 5'0" (4.70m x 1.52m)**

This is all nicely finished with oak flooring, inset spotlighting to the ceiling, coving, a central heating radiator, a smoke alarm and a door to a storage cupboard.

**SITTING ROOM**

**15'0" x 11'10" (4.57m x 3.61m)**

This is a large front facing reception room, having a broad pvc double glazed window to the front, a further smaller side window, a feature fireplace with an electric flame effect fire inset, a central heating radiator, coving to the ceiling and a central ceiling light.

**DINING KITCHEN**

**14'0" max x 13'6" (4.27m max x 4.11m)**

This is a modern fitted dining kitchen, finished with satin cream cabinet doors with soft close hinges and brush steel handles complemented by a contrasting oak coloured work surface over, incorporating a one and a half bowl stainless steel sink unit with a contemporary style mixer tap. Featuring a host of integrated appliances to include a four ring ceramic hob with a chimney style stainless steel and glass extractor hood above and an oven beneath, a

dishwasher, and a washing machine. There is inset spotlighting to the ceiling, a continuation of the oak floor covering, a central heating radiator and a built-in utility cupboard with shelving. Concealed behind one of the corner cabinets is a modern gas condensing combination type boiler which supplies the domestic hot water and central heating systems.

From the hall, doors lead to the bedrooms and shower room.

**BEDROOM 1**

**12'0" x 12'0" (3.66m x 3.66m)**

A large double bedroom, having a broad pvc double glazed window with an outlook over the front, a central heating radiator, coving to the ceiling and a ceiling light.

**BEDROOM 2**

**12'0" x 12'0" (3.66m x 3.66m)**

This is exactly the same size as bedroom 1, having a pvc double glazed window giving a beautiful outlook over the rear garden and open countryside beyond. There is a central heating radiator, a central ceiling light and coving to the ceiling.

**SHOWER ROOM**

A contemporary styled shower room fitted with a white suite that comprises of a shower enclosure, wash hand basin and a low flush wc. There is a pvc double glazed window, a towel rail style radiator, tiled flooring and a large corner cupboard.

**OUTSIDE**

The property stands on an attractive plot, with a

beautiful backdrop with an outlook towards open farmland. A patterned concrete driveway provides car standing and in turn leads to an attached brick garage. There is a decorative stone inset, an external courtesy light and a pedestrian pathway which leads along the side into the rear garden.

**GARAGE**

The garage has an electric remote roller door, plus a personnel door to the rear.

**REAR GARDEN**

The rear garden is better demonstrated by the photographs. There is a block paved patio and sitting area, a manageable sized lawn, with concrete posts and timber fencing to the boundaries and a distant view over open countryside beyond. There is also a greenhouse.

**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 TBC.

COUNCIL TAX - Band C.

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.

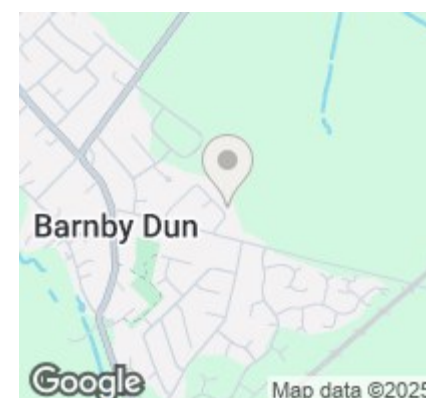
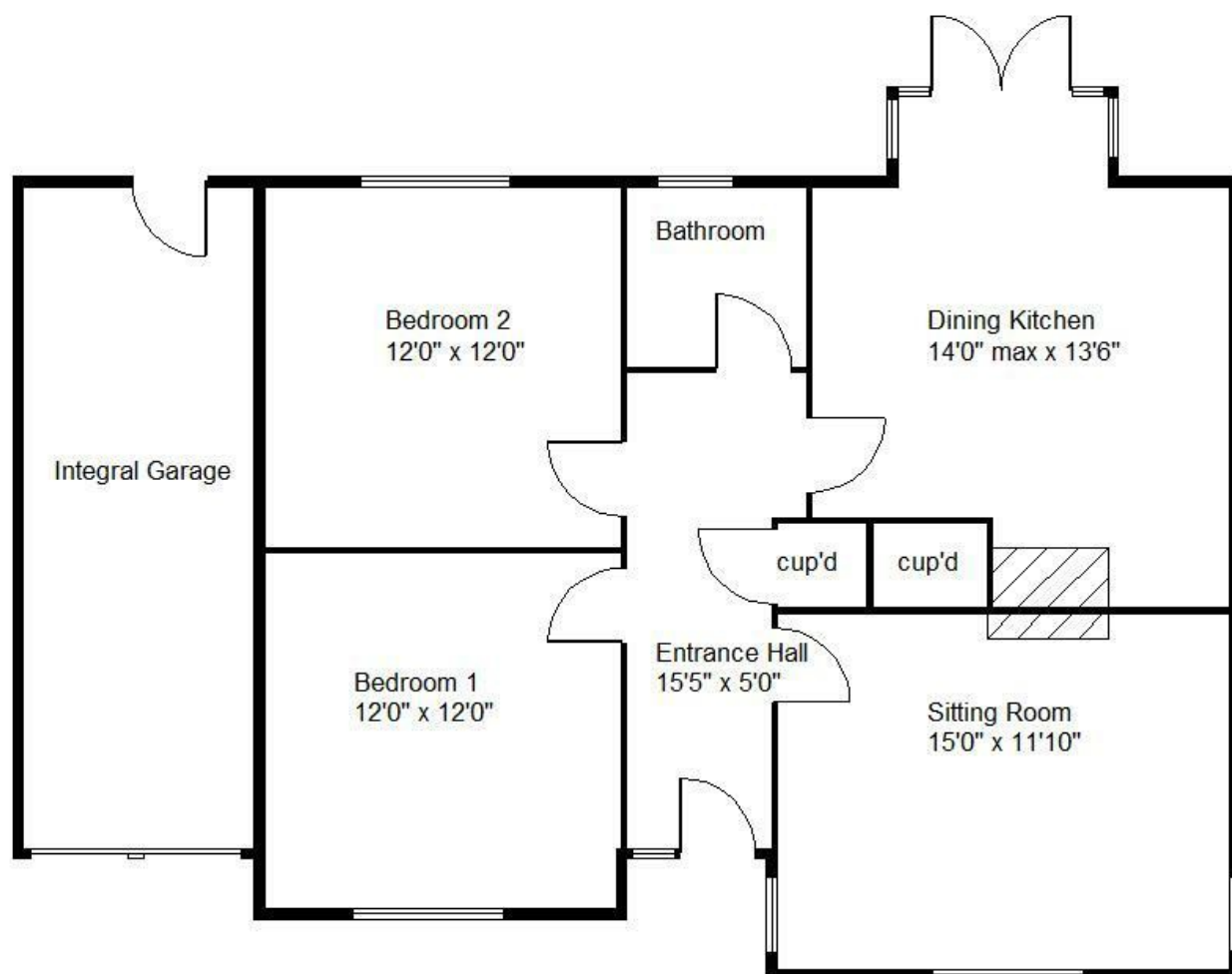
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30  
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) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>44</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	