









horton knights of doncaster

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lettings
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Parkhill Road, Barnby Dun, Doncaster, DN3 1DP

Offers Around £285,000 - PART EXCHANGE CONSIDERED

PRICED TO SELL / RENOVATED TO AN EXCEPTIONALLY HIGH STANDARD / A BEAUTIFUL 2 DOUBLE BEDROOM DETACHED BUNGALOW / BRAND NEW FITTED KITCHEN WITH INTEGRATED APPLIANCES / NEW 4-PIECE BATHROOM / LOVELY VILLAGE POSITION / PVC DOUBLE GLAZING / GAS CENTRAL HEATING / WIDE SIDE DRIVEWAY AND GARAGE / VIEWING RECOMMENDED //

If you're looking for a 'perfect turn key retirement home' - your look is over. This immaculate, upgraded and renewed, 2 double bedroom detached bungalow has gone through a comprehensive refurbishment schedule and now offers ready to move into living. In fact on move day the hardest thing you'll have to do is put the kettle on. Its had a long list of upgrades to include; a modern gas central heating system with new radiators throughout, new composite exterior doors & pvc double glazing, upgraded certified wiring, Oak interior doors, new kitchen and a new 4 piece bathroom including a shower enclosure. The accommodation briefly comprises: An L-shaped entrance hall with storage off, spacious living room, large newly fitted dining kitchen with integrated appliances, 2 double bedrooms and a new 4 piece bathroom. Outside are attractive gardens, with new fencing, a long wide driveway and a detached garage. Lovely cul-de-sac position in this highly sought after village. EARLY VIEWING IS ESSENTIAL.

ACCOMMODATION
A new composite double glazed entrance door leads into the property's entrance hall.

ENTRANCE HALL
This is an L-shaped entrance hall finished with a contemporary theme which includes feature panelling, a broad inbuilt cloaks style cupboard, inset spotlight and coving to the ceiling, An oak and glass door leads into the lounge.

LOUNGE
15'11" x 12'2" (4.85m x 3.71m)
An attractive well proportioned room with two PVC double glazed windows to the front and side elevations, a broad double panel central heating radiator and a central ceiling light.

CONTEMPORARY NEW DINING KITCHEN
13'3" max x 12'1" max (4.04m max x 3.68m max)
A newly fitted kitchen all smartly presented with a range of shaker style 'light grey' cabinet doors, a contrasting marble effect work surface and a herringbone tiled splashback. Integrated appliances include a five ring induction hob with a broad extractor hood above, an integrated double oven and grill, integrated fridge freezer, washing machine and dishwasher. There is a single drainer 1½ Franke sink unit with a contemporary style mixer tap, an LVT style floor covering, a PVC double glazed window with an outlook into the rear garden. A PVC double glazed contemporary style exterior door, a double panel central heating radiator, inset spotlighting to the ceiling and a smoke alarm. Concealed behind one of the corner cabinets is a wall-mounted gas-fired combination type boiler which supplies the domestic water and central heating systems.

BEDROOM 1
11'10" x 11'1" (3.61m x 3.38m)
A lovely double bedroom, it has a broad PVC double glazed window to the front, a central heating radiator and a central ceiling light.

BEDROOM 2
11'1" x 10'0" (3.38m x 3.05m)
A good size second double bedroom it has a PVC double glazed window with an outlook into the rear garden, a central heating radiator and a ceiling light.

BATHROOM
8'0" x 6'4" (2.44m x 1.93m)
This has been upgraded and reconfigured to allow for a new modern four-piece white suite that comprises of a panelled bath, a separate shower enclosure with a mains plumbed thermostatic shower including a rainfall style shower head, a wash basin set into a vanity unit and a low flush WC. There is a PVC double glazed window, an extractor fan, modern tiling to the splash backs and bathing areas. An access point into the loft space and an LVT style floor covering.

OUTSIDE
The property stands on an attractive plot, there is decorative black railings to the front perimeter, with a good sized lawn and decorative stones, concrete posts, timber fencing and hedgerow continue along the side boundaries creating a nice secluded environment.

A long, wide side driveway continues to a detached garage.

REAR GARDEN
The rear garden itself is nicely enclosed, newly lawned with fencing to the perimeters.

AGENTS NOTES:
TENURE - FREEHOLD

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units 2026 TBC.

HEATING - Gas radiator central heating system via combination type boiler. Gas Safety Certificate 2026

COUNCIL TAX - Band C

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 1000 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

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

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