

**3 Bedroom(s), Detached House, To be Advised**

**Station Road, Barnby Dun, Doncaster.**



- 3D Virtual Tour Available
- No Chain
- Ground Floor W/C
- Driveway
- Local Amenities and Transport Links

- Stunning Three Bedroom Detached Home with Great Character
- Kitchen Diner
- Spacious Family Bathroom
- Rear Enclosed Garden
- Popular Location in Barnby Dun

**£250,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754





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# We make it happen.

Tel: 01302 247754

Email: [info@thepropertyhive.co.uk](mailto:info@thepropertyhive.co.uk)

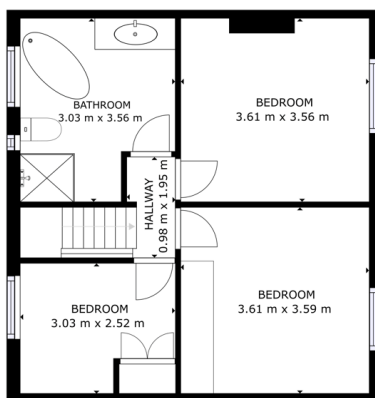
Web: [www.thepropertyhive.co.uk](http://www.thepropertyhive.co.uk)

## Owner's View

Nestled in the heart of Bamby Dun, this delightful three-bedroom detached home is brimming with character and offers a perfect blend of traditional charm and modern comfort. Located on the sought-after Station Road, the property features an attractive landscaped and enclosed rear garden, ideal for relaxing or entertaining. A driveway to the side provides convenient off-road parking for one vehicle. Inside, the home welcomes you with a bright and inviting entryway, leading to a handy ground floor W/C. The spacious lounge offers a cosy retreat, while the well-appointed kitchen flows effortlessly into a dedicated dining area, perfect for family meals or dinner parties. Upstairs, you'll find three generous bedrooms and a sleek, modern family bathroom finished to a high standard. This charming home is ideal for families or professionals seeking space, style, and a well-connected village location. Viewing is highly recommended to appreciate all this lovely property has to offer.

## Ground Floor

### Floor Plan



GROUND FLOOR AREA  
FLOOR: 11.00 sq. m. TOTAL: 11.00 sq. m.  
EXCLUDED AREAS: PORCH: 1.00 sq. m. TOTAL: 12.00 sq. m.  
TOTAL: 12.00 sq. m.

Matterport

## W/C



## Lounge



## Entry



All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.



## Kitchen

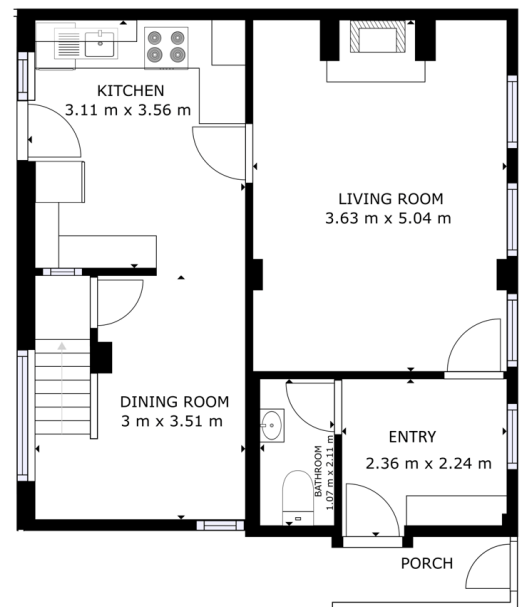


## Dining Area



## First Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 49.46 m<sup>2</sup>, FLOOR 2: 49.57 m<sup>2</sup>  
EXCLUDED AREAS: PORCH: 1.42 m<sup>2</sup>, PATIO: 35.36 m<sup>2</sup>  
TOTAL: 99.83 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

 Matterport



**Bedroom One**



**Bedroom Two**



**Bedroom Three**



**Family Bathroom**





## Externals

### Front Aspect



### Rear Garden



## Parking



## Property Information

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter -

Tenure -

Solar Panels -

Space Heating System -

Approximate Heating System Installation Date -

Water Heating System -

Approximate Water Heating Installation Date -

Boiler Location -

Approximate Electrical System Installation Date -

Permanent Loft Ladder -

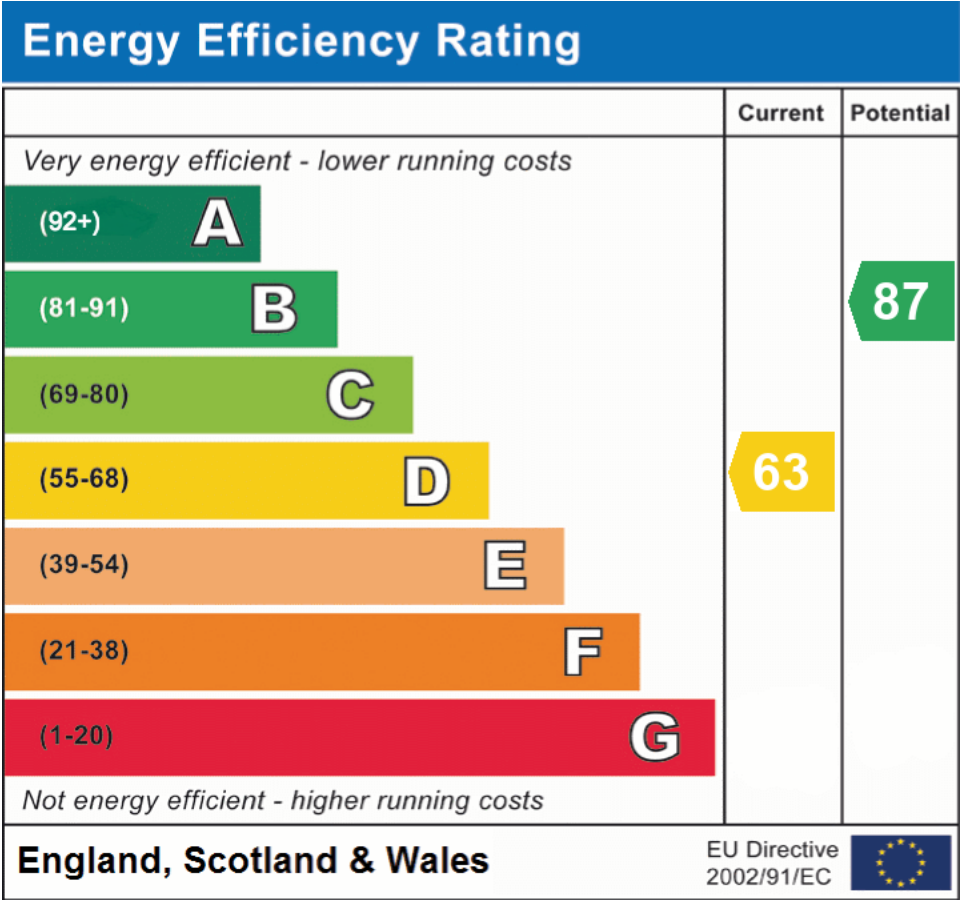
Loft Insulation -

Loft Boarded out -

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## Energy Performance Certificate



All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.