



White House View, Barnby Dun, Doncaster

£360,000

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White House View, Doncaster DN3 1RX

Est. 1871

£360,000

A superb example of contemporary family living, this beautifully presented home is ready to move into and enjoys serene countryside views to the side, on the edge of the village of Barnby Dun.

Extended by the previous owners, the property offers almost 1,400 sq.ft. of thoughtfully arranged accommodation. Since acquiring the home in 2016, the current owners have undertaken an extensive programme of enhancements, including the creation of a fully landscaped rear garden within the past 18 months. Key improvements include a new boiler, a modern electrical consumer unit, a new downstairs bathroom, and replacement ridge tiles across the roof. Throughout their ten-year tenure, the property has been meticulously maintained, reflecting the owners' pride and enjoyment in their home.

A uPVC front door opens into a welcoming entrance hallway, where stairs lead to the first-floor landing. Cleverly designed under-stairs storage features made-to-measure drawers with a hidden compartment, providing both functionality and style.

Off the hallway, a newly installed ground-floor cloakroom features a floating hand basin and low-flush WC. An integral door leads into the garage, which has recently had sink and washing machine connections installed so that a utility room could be added in the future.





At the rear, the principal sitting room offers generous proportions and a comfortable layout for lounge furniture. A bespoke media wall with an inset electric fire provides a focal point, while a double-glazed casement window and French doors open directly onto the landscaped garden, bringing the outdoors in.

To the opposite side, a formal dining room enjoys views over the front and accommodates a full dining suite, seamlessly connecting to the kitchen.

The kitchen is fitted with a contemporary range of off-white wall and base units along two sides, complemented by black granite-effect work surfaces and oak-effect LVT flooring. Plumbing is in place for laundry appliances, alongside an inset stainless steel sink and drainer. A five-ring gas hob with ovens and warming drawer sits beneath a stainless steel extractor hood and splashback, combining style and practicality for modern family living.

Located beyond the kitchen is a single storey extension, known as the sunroom, which has become an excellent addition to the ground floor arrangement. The present owners spend a considerable amount of time in this room throughout the year and have recently installed underfloor heating and air conditioning. Four windows surround the room plus French doors which leads directly onto the rear patio.

Ascending to the first floor, a central landing provides access to four bedrooms and the family bathroom. The principal bedroom is positioned at the front of the property and features a range of built-in wardrobes with matching bedside tables. The room is complemented by a stylish en suite, fitted with a walk-in shower, a vanity hand wash basin, and a back-to-wall WC, all finished with full-height tiling. A double-glazed frosted window ensures privacy while allowing natural light to filter through.

Three further double bedrooms complete the first floor, each well-proportioned and thoughtfully presented with a





double-glazed window, central heating radiator and tasteful décor throughout.

The first-floor accommodation is complemented by an impressive family bathroom, featuring a traditional three-piece suite with a shower attachment over the bath, protected by a half-glass screen. A vertical towel rail, recessed spotlights, and a frosted double-glazed window complete the room, combining practicality with a clean, contemporary finish.

Externally, the property occupies a prime position within a select development on the edge of Barnby Dun, adjoining open countryside and immaculately maintained land to the rear. Situated on the left-hand side as you enter the development, the home is approached via a generous block-paved driveway, providing off-street parking for at least three vehicles.. A gated pathway along the left-hand elevation leads neatly to the rear garden.

The rear garden is a standout feature of the property, offering a fully enclosed and private landscaped space, extending approximately 35ft from the rear elevation of the main house. Designed for low maintenance while still providing a safe area for children to enjoy, the garden features Indian stone paving for outdoor furniture, with an artificial grass area beyond. A raised gravelled section adds structure and interest, with a garden shed neatly positioned in the top-left corner. Benefitting from a south-facing aspect, the garden is bathed in sunlight and enjoys the added privacy of having no direct rear neighbours.



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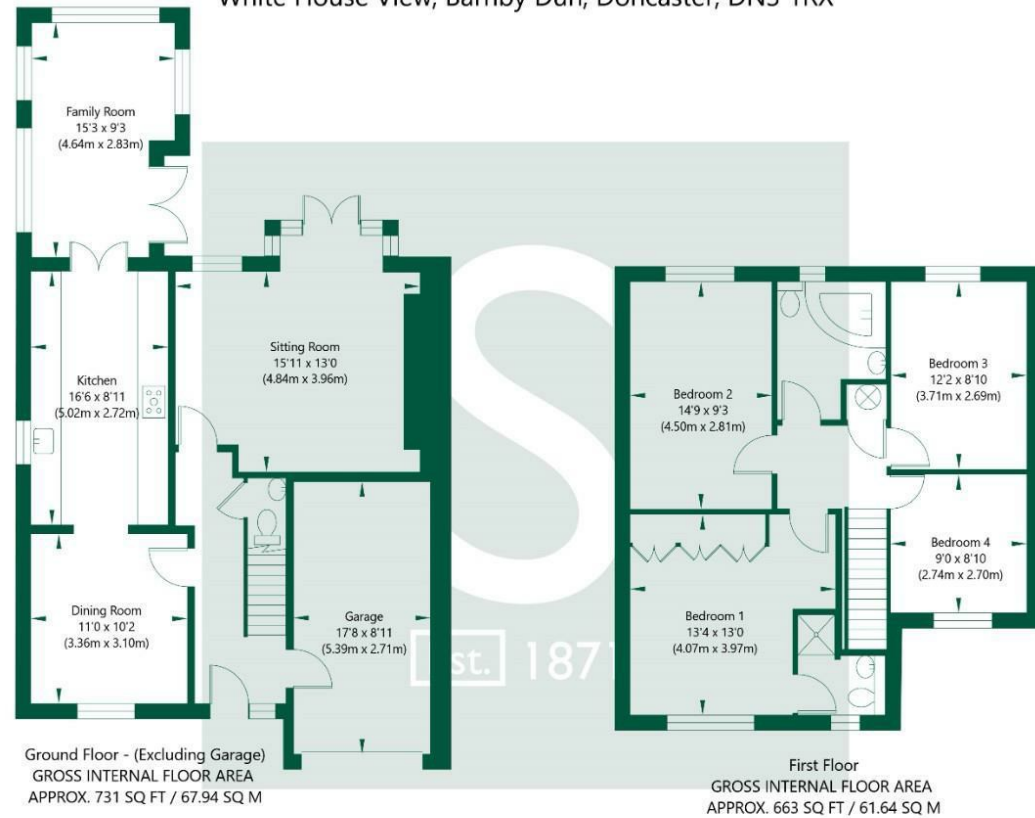
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1394 SQ FT / 129.58 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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