

23 Church Road

Barnby Dun, Doncaster, DN3 1BG

Price Guide £240,000

Offers Invited Between £240,000 - £250,000

This 3-bedroom semi-detached home in Barnby Dun, Doncaster, is a modern, turn-key property ideal for families or first-time buyers.
At the rear of the property we have substantial off road parking behind double gates, great for busy professionals & growing families.

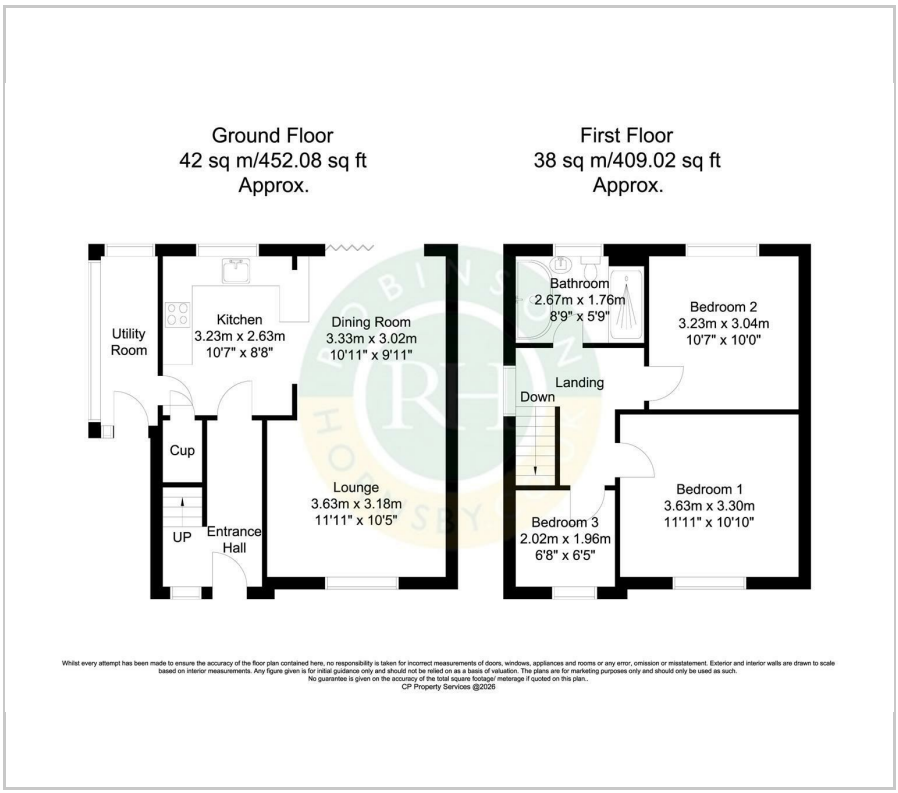
- **Offers Invited Between £240,000 - £250,000**
- Sought-After Location: Positioned on Church Road in the heart of the popular village of Barnby Dun, Doncaster.
- Modern Open-Plan Living: Spacious ground-floor layout seamlessly combining a lounge, dining area, and fitted kitchen
- High-End Interior Finish: Features fitted window shutters, modern lighting, and a breakfast bar setup.
- Separate Utility Space: Dedicated side utility room for laundry and additional storage.
- Three First-Floor Bedrooms: Includes two generous double bedrooms and a versatile third bedroom/home office.
- Contemporary Family Bathroom: Modern four-piece suite fitted with a bath, walk-in glass shower enclosure, and stylish tiling.
- Enclosed Rear Patio & Garden: Beautifully landscaped split-level tiled patio ideal for outdoor entertaining, alongside an enclosed front plot.

Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.

3 1 1 C

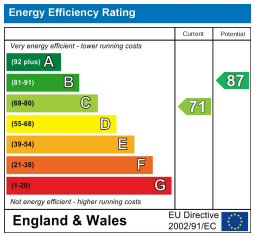
Floor Plan

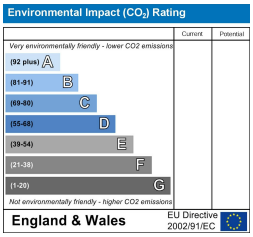


Area Map



Energy Efficiency Graph













These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Robinson Hornsby, 12 Market Place, Tickhill, Doncaster, South Yorkshire, DN11 9HT
Tel: 01302 751616 Email: enquiries@robinsonhornsby.co.uk https://www.robinsonhornsby.co.uk