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Cromwell Court, Skellow, Doncaster, DN6 8RP  
Offers Over £235,000



**LARGE 3 BEDROOM DETACHED BUNGALOW / BEAUTIFUL VILLAGE SETTING IN A QUIET CUL-DE-SAC / GARAGE AND AMPLE PARKING / LARGE CORNER GARDEN / NO UPWARD CHAIN //**

Nicely positioned within the village, tucked away in a quiet cul-de-sac, a beautiful 3 bedroom detached bungalow. The property has a gas radiator central heating system via a combination type boiler, PVC double glazing and briefly comprises: 'L' shaped entrance hall, open plan lounge and dining room, large PVC conservatory, fitted kitchen with integrated appliances, 3 bedrooms all of which are a good size, the main bedroom has an en suite shower room off, plus there is a large bathroom. Outside are lovely corner gardens, well stocked with a variety of maturing shrubs and plants, driveway, a brick built garage plus a timber framed summer house. There is great access to local amenities within Skellow village plus easy access to the A1 and motorway networks. Priced to sell and therefore viewing is HIGHLY recommended!

**ACCOMMODATION**

A PVC double glazed entrance door leads into an 'L' shaped entrance hall.

**'L' SHAPED ENTRANCE HALL**

This has a central heating radiator, a central pendant light, a wall light and double doors to the open plan living room.

**OPEN PLAN LIVING ROOM**

**17'7" max x 16'6" (5.36m max x 5.03m)**

This is probably better demonstrated by the floorplan and photographs, it is a good size with 2 PVC double glazed windows, a further set of sliding patio doors which give access into the conservatory, a feature fireplace with an electric fire inset, coving, a ceiling pendant light, a wall light, 2 central heating radiators and a door into the kitchen.

**FITTED KITCHEN**

**10'6" x 9'7" (3.20m x 2.92m)**

The kitchen is a good size, fitted with a range of high and low level units finished with a rolled edge work surface over, there is an inset 1 1/2 bowl stainless steel sink unit, an integrated 4 ring gas hob with an extractor hood above, an integrated double oven, an integrated washing machine, an integrated dishwasher, a wall mounted gas fired combination type boiler which supplies domestic hot water and central heating systems, tiling to the four walls, a central heating radiator, inset spotlighting to the ceiling and coving.

From the hallway doors lead to:

**BROADBAND** - Superfast broadband is available with 80 mbps and upload speeds of up to 20 mbps.

**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.

**BEDROOM 1**

**13'2" x 9'9" (4.01m x 2.97m)**

A lovely double room, it has a PVC double glazed window, a central heating radiator, built in bedroom furniture concealing hanging rail and storage including matching drawer units etc. This opens into an en suite shower room.

**EN SUITE SHOWER ROOM**

Fitted with a 3 piece suite comprising of a shower enclosure with a mains plumbed shower, a wash hand basin set to fitted bathroom furniture and a matching W/C. There is a central heating radiator, a tiled floor covering, a PVC double glazed window and two ceiling lights as well as an extractor fan.

**BEDROOM 2**

**10'6" x 7'6" (3.20m x 2.29m)**

A good size second room, it has a PVC double glazed window to the side, a central heating radiator, a central ceiling light and coving to the ceiling.

**BEDROOM 3**

**7'4" x 7'2" (2.24m x 2.18m)**

This has a PVC double glazed window to the side, a central heating radiator and a central ceiling pendant light.

**BATHROOM**

Fitted with a three piece suite comprising of a panelled bath, a wash basin and a low flush W/C, all set into matching bathroom furniture, there is a PVC double glazed window, a central heating radiator, tiling to the four walls including coordinating floor tiles and a deep in built linen cupboard.

**OUTSIDE**

The property stands on an attractive plot, immediately in front of the property, there is a tarmac drive which provides car standing and in turn leads to a brick built garage. From here, there is a continuation of the driveway which gives access to the front garden, the garden is all enclosed with concrete posts and timber fencing to the perimeters, it is mainly lawned with shaped flower beds and borders stocked with a good variety of maturing shrubs and plants including a mature tree (with tree preservation order on it ??? There is a pathway from the roadside giving access to the kitchen and pedestrian gated access to the gardens.

**BRICK BUILT GARAGE**

With an up and over door, power and light laid on.

**AGENTS NOTES:**

**TENURE - FREEHOLD.** The owner has informed us the property is Freehold.

**SERVICES** - All mains services are connected.

**DOUBLE GLAZING** - PVC double glazing to all windows and doors except sliding patio doors which are aluminium double glazed.

**HEATING** - Gas radiator central heating via a combination type boiler, age unknown.

**COUNCIL TAX** - This property is Band C.

**MOBILE COVERAGE** - Coverage is available with EE, Three, Vodafone and 02.

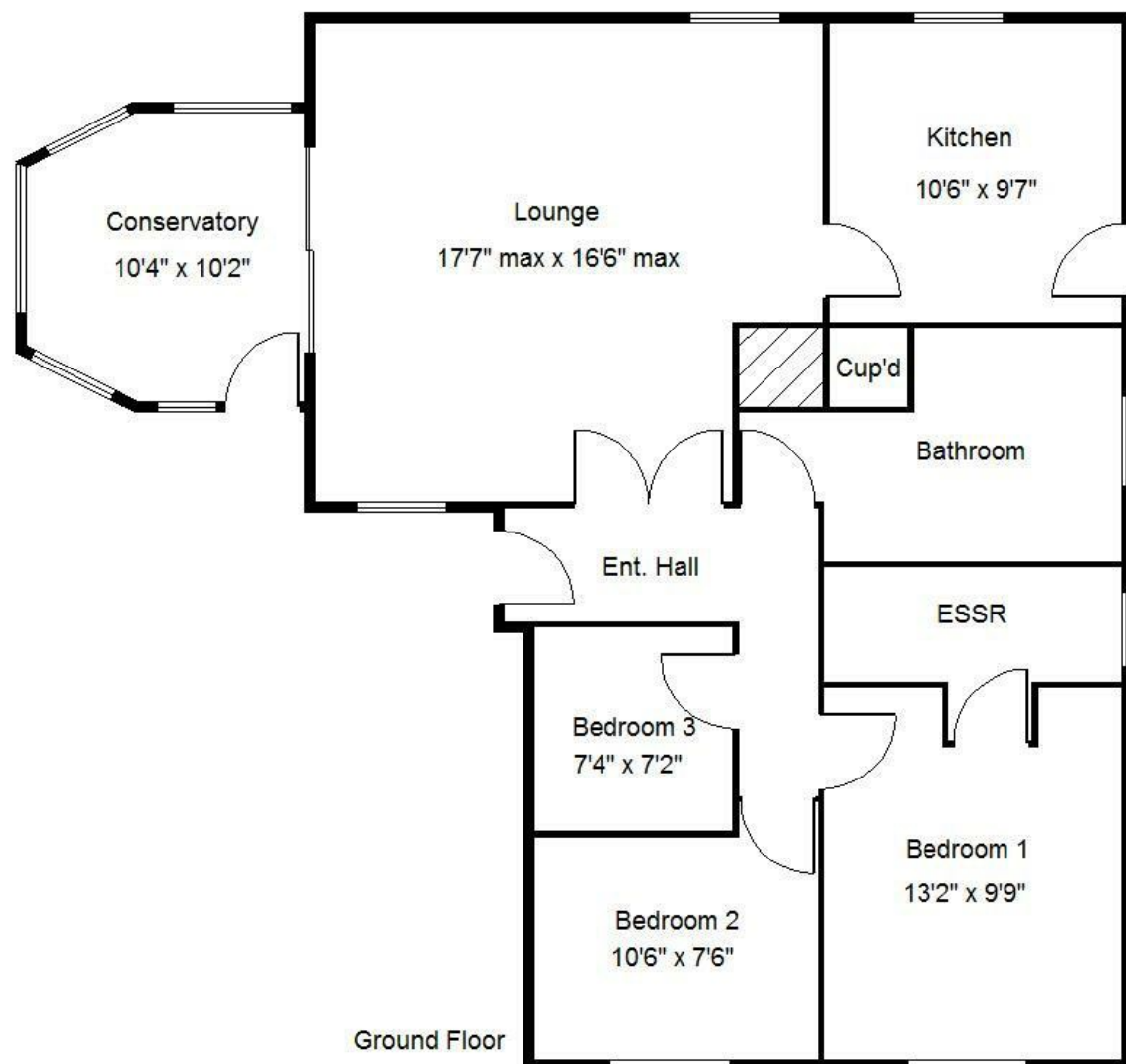
**PROPERTY PARTICULARS** - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability 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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C		64	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	