



22 Crabgate Drive

Skellow, Doncaster, DN6 8LD

Offers in excess of £350,000



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Porch

An original arched doorway with Golden oak upvc door and window surround leading to the main hallway.

Front entrance hall

14'10" x 3'6" (4.523 x 1.07)

A light and airy hallway with feature solid wood staircase, laminate flooring through to the rear extension, under stairs storage cupboard, radiator, power points and access to small office, lounge and rear extension.

Front Facing Lounge

14'2" x 12'6" (4.322 x 3.822)

A bay fronted lounge with unique wall fitted with 24 Grey high gloss fitted cupboards. A wall mounted TV

Lounge / diner / kitchen

24'0" x 21'5" (7.328 x 6.552)

As you walk in from the hallway you have a two opposite walls, with wall to ceiling Cherry wood units inset with an American fridge freezer and a built in electric oven. This leads into a grand rear extended kitchen / diner and lounge with pitched ceiling and two large sky lights, feature light fittings, a rear window and 3m sliding patio door leading out to the wood deck entertaining room. The kitchen has a wide range of framed Cherry Wood base units which incorporates spacious work surfaces inset with a stainless steel 1 1/2 bowl sink unit with mixer tap, a 4 gas hob with stainless steel splash back and chimney style extractor fan. Open plan through to the dining room and snug lounge. There are 4 radiators, several power points, TV aerial, mains wired smokes alarms and heat detector and Balterio laminate flooring throughout.

Outdoor entertaining wood decked area

21'2" x 22'7" (6.452 x 6.9)

A grand entertaining two tier wood decked area, ideal for socializing in any weathers as the roof to the first tier is poly carbonate and the lower deck has a rubber roof with a overhang. Making this an ideal social area in all weathers

as well as the luxury of being able to dry your clothes with out the worry of the rain. Supplied with built in ample seating areas, lighting, power points and views leading out the manicured garden.

W/C

6'4" x 3'5" (1.945 x 1.06)

A fully tiled surround room consisting of a push button W/C, wash hand basin and radiator.

Office

4'7" x 3'5" (1.415 x 1.060)

This cute little office room has a front view through a unique diamond shaped window, built in desk, power points and burglar alarm system.

Landing

Having access to all the bedrooms, family bathroom and stairs to the loft conversion / 5th bedroom.

Bedroom one & Walk in wardrobes

18'9" x 9'10" (5.729 x 3.016)

A lovely sized bedroom with walk in dual fitted wardrobes and en-suite wet room. Overlooking the front view, with laminate flooring, radiator and power points.

En-suite

9'10" x 5'11" (3 x 1.815)

A fully tiled wet room with mosaic floor to the walk in shower with water fall shower head, glass shower screen, a push button W/C, square wash hand basin and water fall tap, with heated towel rail, radiator and rear view window.

Bedroom two

14'11" x 11'8" (4.547 x 3.564)

A front facing room with radiator, power points, smoke alarm and TV aerial.

Bedroom three

12'4" x 12'0" (3.763 x 3.668)

Another double bedroom with rear aspect, fitted wardrobes, radiator, power points and smoke alarm.

Tel: 01302725128

Family bathroom

11'8" x 9'2" (3.563 x 2.812)

A well presented family bathroom with a free standing tear shaped bath plus freestanding shower mixer tap over, a push button W/C, and wash and basin. A feature split tiled wall and additional cream tiled surround walls and flooring with heated towel rail and rear facing window.

Bedroom four

8'7" x 8'2" (2.630 x 2.51)

With fitted wardrobe, a small cupboard over the stairs, radiator, power points and feature glass block internal wall.

Bedroom five / Loft conversion

26'2" x 9'2" (8 x 2.816)

A light, spacious loft conversion / 5th double bedroom with two sky lights, ample fitted cupboard space, radiator, lighting, smoke alarm and power points.

Workshop

13'9" x 10'5" (4.2 x 3.2)

A good size workshop with concrete slabbed flooring, ample power points, golden oak French doors with side panels through to the garage and an uPVC Anthracite door to the man cave.

Mancave / Office

8'3" x 19'9" (2.525 x 6.03)

This room is carpeted with insulated floor, walls and

insulated slopping rubber roof, two side view windows and one rear facing window, spot lighting, radiator, telephone point and power points. Ideal man cave, office or work from home studio. A versatile room to suit any individual needs.

Garage

24'11" x 10'0" (7.60 x 3.06)

A large double length garage with plumbing for washing machine, remote controlled roller door, power points, lighting

Garden

The front of the property is mostly block paved, offering ample parking for several cars. The rear garden offers a well manicured lawn with slate and block paved border enclosed with a fence surround.

Location

Located in the sought after area of Skellow which is with close proximity to all local amenities, Asda supermarket, cafes, public houses, schools and leisure centre. as well as being with in close proximity to Adwick train station and major motorway networks so make it an ideal property for commuters. Approximately 6 miles from Doncaster town Centre.

Additional information

The property is standard construction, Freehold, full gas central heated, fully double glazed. The council tax band is B and the EPC rating is to follow.



