



17 Sherwood Drive, Skellow , Doncaster, DN6 8NY

Welcoming Sherwood Drive in Skellow, Doncaster, this beautiful three-bedroom detached house presents an exceptional opportunity for families and individuals alike. The property boasts a spacious reception room & dining area perfect for entertaining guests or enjoying quiet evenings at home.

As you step inside, you will be greeted by a warm and inviting atmosphere, enhanced by the abundance of natural light that floods the conservatory at the rear of the house. This lovely space is ideal for relaxing with a book or enjoying a morning coffee while overlooking the garden.

The well-appointed modern kitchen provides ample space, while the modern bathroom features a convenient walk-in shower, catering to both comfort and practicality. Each of the three bedrooms offers a peaceful retreat, making this home perfect for restful nights.

Additional features include gas central heating, ensuring warmth and comfort throughout the colder months, and an electric door to the garage, providing secure parking and extra storage space. Cloak cupboard and pantry in the kitchen for even extra storage space.

The property also benefits from well maintained gardens to the front and back offering also an outside storeroom.

Viewing is essential to fully appreciate the charm and potential of this beautiful property. With its desirable location and thoughtful design, this home is sure to attract interest. Don't miss the chance to make it your own.

Offers in excess of £250,000

17 Sherwood Drive, Skellow , Doncaster, DN6 8NY



- VIEWING IS ESSENTIAL ON THIS BEAUTIFUL 3 BED DETACHED HOUSE
- GARAGE WITH ELECTRIC DOOR
- WALK IN SHOWER IN MODERN BATHROOM
- COUNCIL TAX BAND C & EPC TO FOLLOW
- CONSERVATORY TO THE REAR FLOODING WITH NATURAL LIGHT
- WELL MAINTAINED GARDENS TO THE FRONT & BACK
- NO ONWARD CHAIN
- MODERN KITCHEN WITH DINING AREA
- FITTED WARDROBES IN MASTER BEDROOM
- GAS CENTRAL HEATING & DOUBLE GLAZED WINDOWS THROUGHOUT

Hallway

Lounge area

9'10" x 25'5" (3.00 x 7.75)

Conservatory

8'3" x 12'6" (2.53 x 3.83)

Kitchen/Diner

17'7" x 10'4" (5.36 x 3.15)

Garage

8'5" x 16'6" (2.57 x 5.04)

Master bedroom

10'1" x 13'2" (3.08 x 4.03)

Bedroom 2

9'8" x 12'0" (2.97 x 3.67)

Bedroom 3

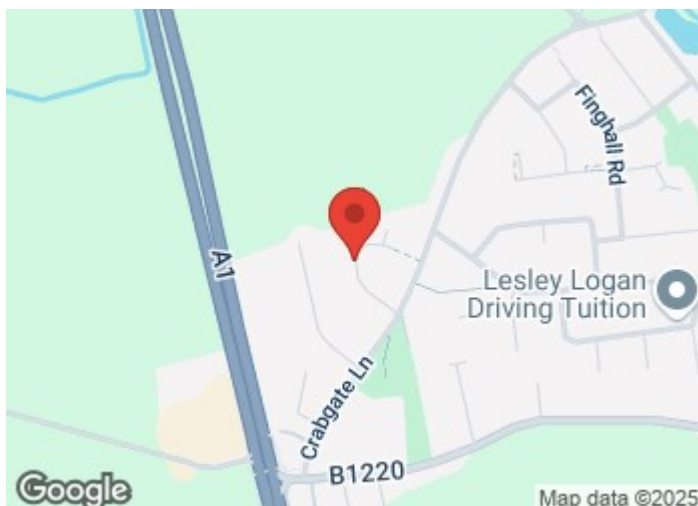
6'4" x 8'9" (1.94 x 2.68)

Shower room

7'7" x 6'9" (2.33 x 2.06)

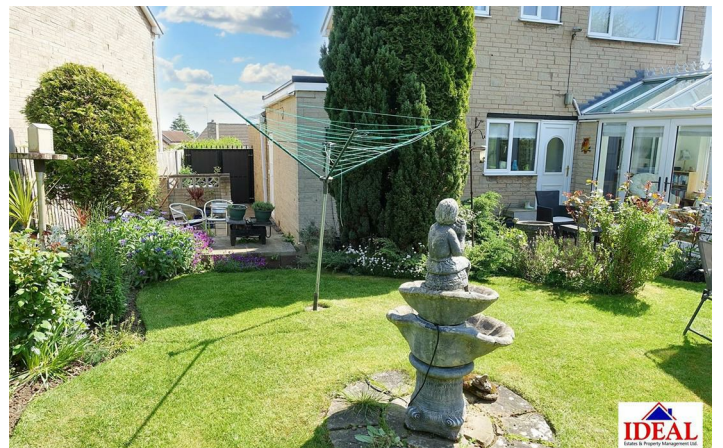
360 virtual tour:

<https://www.madesnappy.co.uk/tou>



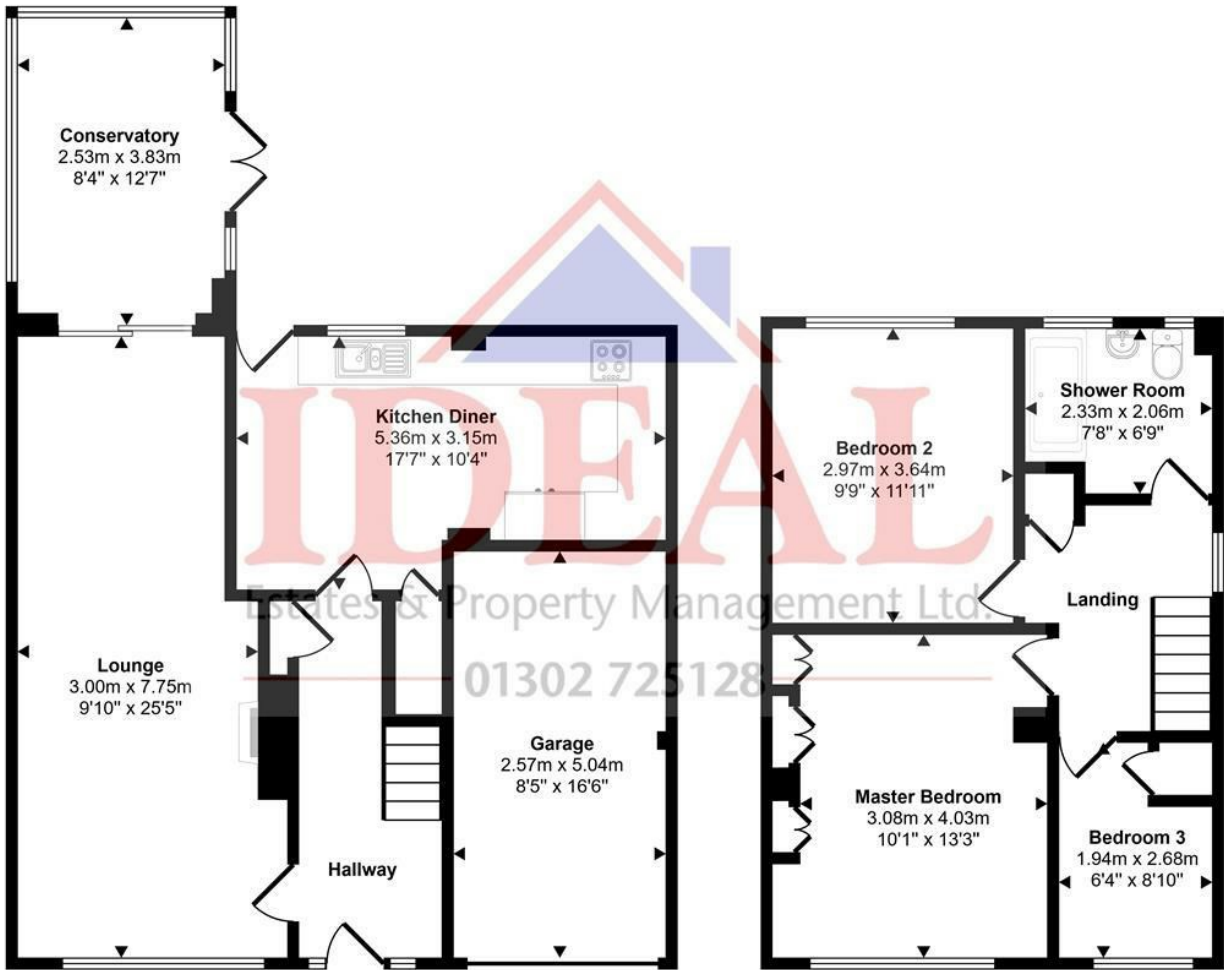
Directions

Skellow is a village in the Doncaster district, in the county of South Yorkshire, England. Historically part of the West Riding of Yorkshire, the village is roughly 5 miles north-west of Doncaster. The village falls in the Askern Spa Ward of Doncaster MBC. To the north and south is mixed farmland, the A1 runs immediately along the western edge of the village, and to the east Skellow merges with the adjacent village of Carcroft along the B1220 road.



Floor Plan

Approx Gross Internal Area
115 sq m / 1239 sq ft



Ground Floor
Approx 72 sq m / 776 sq ft

First Floor
Approx 43 sq m / 463 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<div>Very energy efficient - lower running costs</div> <div>(32 plus) A</div> <div>(81-81) B</div> <div>(69-69) C</div> <div>(55-55) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> <div>Not energy efficient - higher running costs</div>			<div>Very environmentally friendly - lower CO₂ emissions</div> <div>(82 plus) A</div> <div>(61-81) B</div> <div>(49-60) C</div> <div>(35-48) D</div> <div>(28-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> <div>Not environmentally friendly - higher CO₂ emissions</div>		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		