



## 2 Bridgewater Park Drive Skellow, Doncaster, DN6 8RL

Welcome to this exceptionally spacious and beautifully designed 5-bedroom detached home, nestled in a peaceful location. Set against the tranquil backdrop of a meandering stream that flows through the front garden, this property offers a lifestyle of calm, space and convenience.

As you step inside, you're welcomed into a spacious hallway that leads into the heart of the home which is the kitchen. These versatile spaces filled with natural light and offer flexibility for a range of lifestyles.

The heart of the home is the contemporary kitchen, fitted with modern cabinetry, quality integrated appliances and a stylish breakfast bar, perfect for casual dining and socialising. The adjacent dining area comfortably accommodates family meals or entertaining guests, along with a spacious reception room.

The ground floor bedroom benefits from its own private en-suite, making it ideal for guests. A main bathroom is also located on the ground floor for added convenience.

To the rear of the property, a bright and airy conservatory adds further living space and provides stunning views of the garden, flooded with natural light, it serves as a peaceful retreat year-round.

Upstairs, you'll find three further spacious bedrooms with ample storage options and pleasant views of surrounding greenery. A shower room is also conveniently located on the 1st floor.

Early viewing is highly recommended to fully appreciate everything this remarkable property has to offer.

**Offers in the region of £415,000**

# 2 Bridgewater Park Drive

Skellow, Doncaster, DN6 8RL



- Stunning 5 bed detached family home in the popular village of Skellow
- An internal inspection is highly recommended to appreciate the size and standard of accommodation on offer.
- Integral single garage offering additional storage / work shop
- Conservatory to the rear flooding with natural lighting
- Set in a tranquil setting with stream flowing through the front garden, with two title plans
- En-suite to downstairs bedroom, a further family bathroom.
- Modern open plan kitchen with dining area along with a spacious second reception room
- Excellent travel connections with the nearby A1/M18 motorway
- Contemporary kitchen with breakfast bar
- Council tax band C & epc rating C

## Hallway

8'9" x 10'7" (2.68 x 3.25 )

## Dining room

16'4" x 8'10" (5.00 x 2.71)

## Lounge

16'5" x 14'2" (5.01 x 4.32)

## Kitchen

10'1" x 12'10" (3.09 x 3.93)

## Conservatory

10'6" x 11'5" (3.22 x 3.48 )

## Bathroom

5'8" x 12'8" (1.73 x 3.87 )

## Master bedroom

13'1" x 9'3" (4.00 x 2.83 )

## En-suite

3'4" x 8'11" (1.04 x 2.72 )

## Reception room

## Bedroom 2

14'7" x 18'7" (4.46 x 5.67 )

## Bedroom 3

14'9" x 17'7" (4.51 x 5.36 )

## Bedroom 4

9'4" x 15'8" (2.85 x 4.80)

## Shower room

8'3" x 6'0" (2.52 x 1.84)



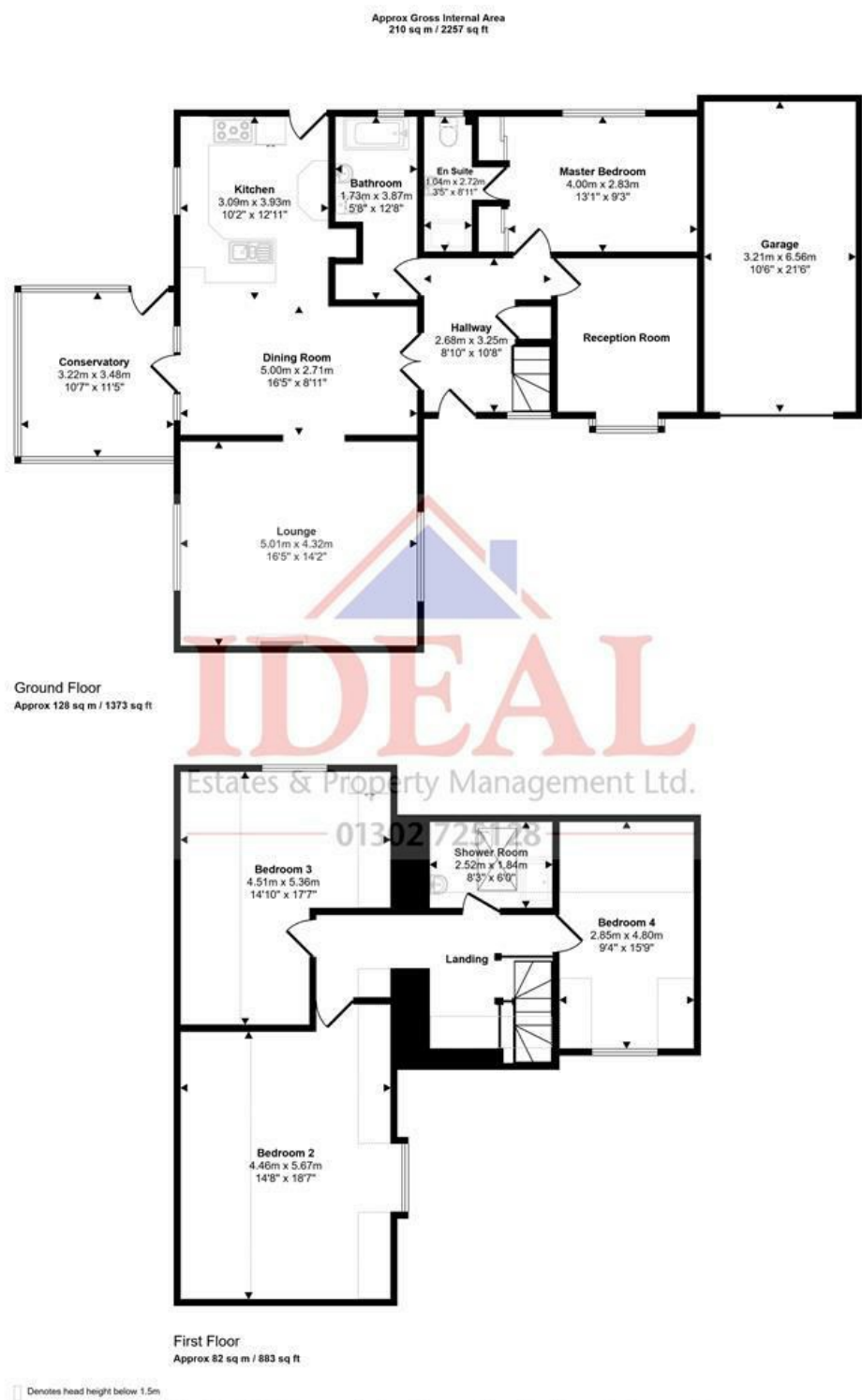
## Directions

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 (8 km) north-west of Doncaster. 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.





Floor Plan



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 <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (92 plus) <b>A</b>                          |         |           | (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |