



Crabgate Drive, Skellow Doncaster

welcome to

Crabgate Drive, Skellow Doncaster

This beautifully presented three bedroom traditional semi-detached home with spacious living accommodation throughout with two reception rooms, a modern kitchen diner and well-presented gardens with driveway and garage.



Entrance Hall

With a front facing obscure double glazed door, stairs which rise to the first floor landing, laminate flooring, a central heating radiator, coving to the ceiling and access to the downstairs WC.

Downstairs W.C.

With a front facing obscure double glazed window. Fitted with a low flush WC and a wash hand basin. There is a central heating radiator and laminate flooring.

Lounge

12' 4" plus bay x 12' (3.76m plus bay x 3.66m)

With a front facing double glazed bay window with fitted shutters, window seat and storage. There is a picture rail, ceiling rose and coving to the ceiling. The focal point of the room is the feature fireplace with marble style hearth and wooden surround housing the gas fire. The lounge is open plan to the dining room.

Dining Room

11' 11" x 10' 9" (3.63m x 3.28m)

With rear facing double glazed French doors, laminate flooring, picture rail, coving to the ceiling, two central heating radiators and a ceiling rose.

Kitchen

18' 4" x 10' 10" max (5.59m x 3.30m max)

With a side facing double glazed window and rear facing double glazed French doors to the rear garden. Fitted with a modern range of wall and base units with coordinating work surfaces housing the 1 1/2 bowl composite sink and drainer with mixer tap. The kitchen has a four ring ceramic hob with extractor above, an electric oven and housing for an American style fridge-freezer. There is a breakfast bar ideal for entertaining, a cupboard housing the boiler, understairs storage/pantry, coving to the ceiling, tiled flooring and feature plinth lighting. A door gives access to the side porch.

Side Porch

With a side facing door and a useful storage cupboard.

First Floor Landing

With a side facing double glazed window, coving to the ceiling and access to the loft which is partially boarded with ladder.

Bedroom One

12' 4" x 10' 9" (3.76m x 3.28m)

With a front facing double glazed window with fitted shutters, laminate flooring, coving and downlights to the ceiling and a central heating radiator.

Bedroom Two

12' x 10' 9" (3.66m x 3.28m)

With a rear facing double glazed window, coving to the ceiling, a central heating radiator and fitted wardrobes providing hanging and storage space.

Bedroom Three

9' x 7' (2.74m x 2.13m)

With a front facing double glazed window with fitted shutters, a central heating radiator, laminate flooring and coving to the ceiling.

Bathroom

With a rear facing obscure double glazed window. Fitted with a low flush WC, his and hers counter top wash hand basins with mixer taps, a freestanding bath with freestanding tap and a separate shower cubicle with shower. There is partial tiling to the walls, tiled flooring to the bath and shower area, a heated towel rail, coving to the ceiling and a central heating radiator.

Outside

To the front of the property there is a lawned garden with decorative borders whilst to the side there is a block paved driveway which provides off road parking and leads to the garage. To the rear of the property there is an enclosed lawned garden with an Italian style sunken garden with water feature and raised beds. There are various patio areas perfect for entertaining.

Garage

With an up and over door, a side facing obscure double glazed window and wooden courtesy door.



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Crabgate Drive, Skellow Doncaster

- THREE BEDROOM SEMI-DETACHED HOME
- WELL-PRESENTED THROUGHOUT
- SPACIOUS KITCHEN DINER
- LOUNGE OPEN PLAN TO DINING ROOM
- DOWNSTAIRS WC

Tenure: Freehold EPC Rating: D

£260,000



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Property Ref:
SBC106849 - 0003

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