



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

£240,000 - £250,000 Guide Price!! Absolutely stunning three-bedroom detached home – move-in ready with no onward chain

This beautifully presented three-bedroom detached property offers an exceptional standard of living, combining modern features with a warm and welcoming feel throughout. Situated in a highly sought-after area, the home is ideally located close to local amenities and benefits from excellent access to the A1 and M18 motorway links—perfect for commuters.

Internally, the property boasts two spacious reception rooms, providing versatile living and entertaining space. The heart of the home is the stylish and well-appointed kitchen, complemented by a convenient utility area and a ground floor W/C.

Upstairs, you'll find three well-proportioned bedrooms two of which have built in wardrobes along with a modern family bathroom, all finished to a high standard.

Externally, the property continues to impress with off-road parking for approximately three vehicles, a garage, and a car charging point to the side of property. To the rear, there is a fully enclosed garden—ideal for families, relaxing, or entertaining guests.

With its homely feel, excellent layout, and move-in ready condition, this property is not to be missed.

Council Tax Band: C  
EPC Rating: C

Early viewing is highly recommended.

**Guide price £240,000**

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



- GUIDE PRICE £240,000.00 TO £250,000.00
- Beautifully presented kitchen with adjoining utility area
- Off-road parking for approximately three cars plus garage
- Council tax band: C & EPC rating: C
- Move-in ready with no onward chain
- Absolutely stunning three-bedroom detached home
- Electric car charging point to the side
- Two spacious reception rooms offering flexible living
- Modern family bathroom upstairs
- Sought-after location close to amenities with excellent access to A1 & M18 motorway links

## Porch

5'7" x 2'10" (1.72 x 0.88)

## Lounge

16'2" x 12'4" (4.95 x 3.76)

## Dining Room

8'11" x 9'0" (2.73 x 2.76)

## Kitchen

10'9" x 9'0" (3.29 x 2.76)

## Utility

4'3" x 6'9" (1.31 x 2.07)

## W/C

7'7" x 2'7" (2.32 x 0.80)

## Master Bedroom

7'6" x 11'1" (2.29 x 3.39)

## Bedroom 2

9'3" x 8'5" (2.82 x 2.59)

## Bedroom 3

6'7" x 7'8" (2.03 x 2.35)

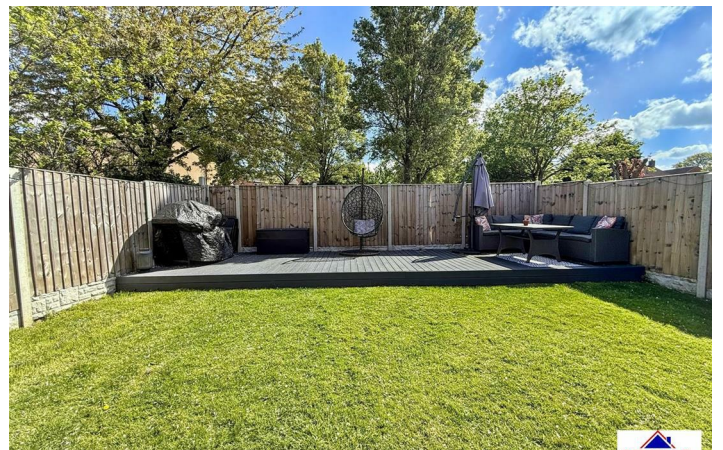
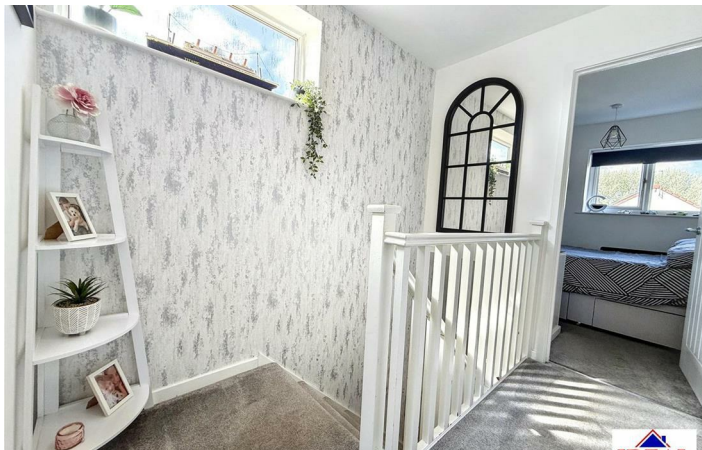
## Bathroom

6'8" x 5'5" (2.05 x 1.67)



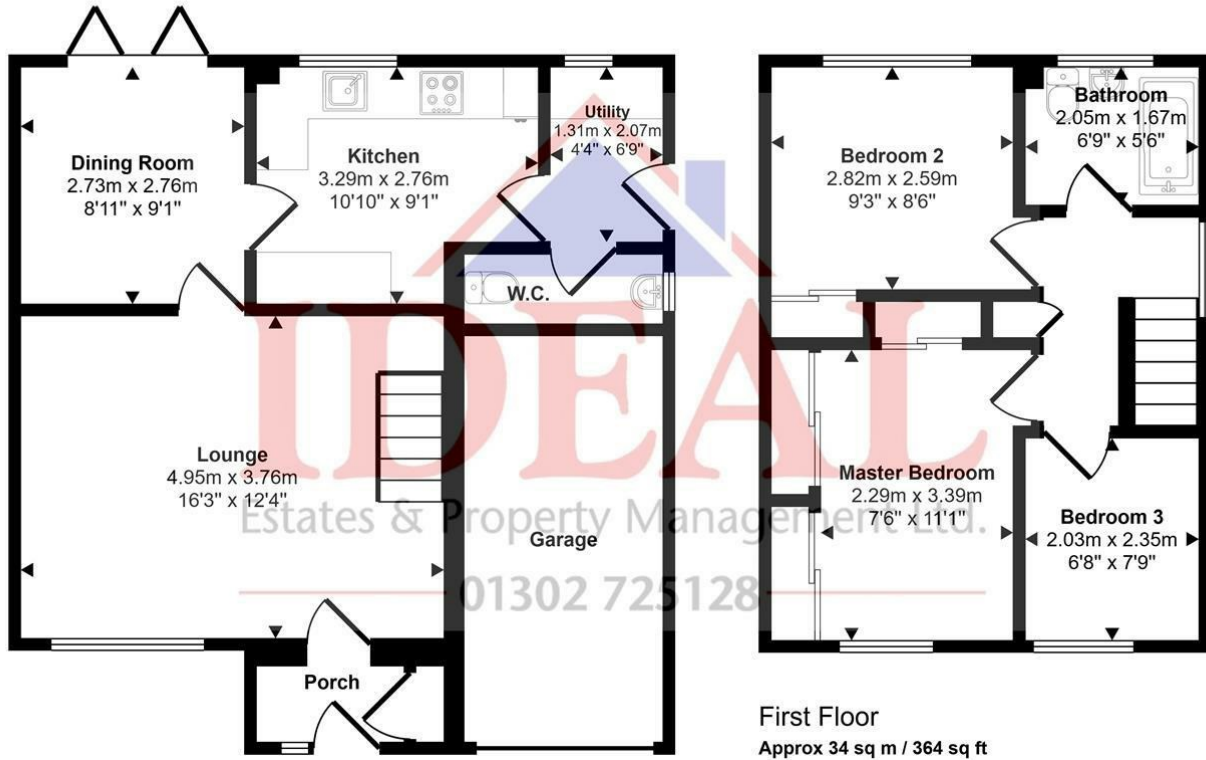
## Directions

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  
90 sq m / 972 sq ft



**Ground Floor**  
Approx 56 sq m / 608 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

