



## The Willows Crabgate Lane

Skellow, Doncaster, DN6 8LB

Offers Around £340,000



'The Willows' is a spacious three-bedroom detached family home with an integral double garage, ideal for those seeking a bespoke property with a luxury feel. Built in 2006, this modern home offers well-designed family accommodation and a range of desirable features throughout.

In brief, the property comprises a welcoming entrance hallway, a generous lounge, a large kitchen/diner, a gallery landing, three double bedrooms, an en-suite to the master bedroom, a family bathroom, and a ground floor wc and utility.

Situated on a corner plot, the home benefits from a private pebbled driveway providing ample off-road parking, a well-maintained side lawn, and a rear entertaining area.

Conveniently located within easy reach of local amenities including shops and schools, and in close proximity to the A1, this property is ideally suited for commuters.

A fantastic family home which truly deserves an early viewing to fully appreciate all that it has to offer.



GROUND FLOOR

ENTRANCE HALL

An impressive and welcoming entrance hall, enhanced by a striking galleried staircase and a high ceiling that creates a real sense of space and light. The room is finished with stylish grey laminate flooring and provides access to the main living areas and integral garage. Complete with a radiator, power points, and ceiling lighting.

LOUNGE

A spacious and well-presented lounge enjoying front-facing and open aspect side views, filled with an abundance of natural light. The room features a contemporary wall-mounted electric fire, TV aerial point, and power points.

KITCHEN

A generous open-plan kitchen and dining area, designed for both everyday living and entertaining, while still offering a subtle separation between the two spaces. The modern kitchen is fitted with a range of high gloss wall and base units, incorporating a wine fridge, integrated washing machine, fridge, freezer, and a built-in double oven.

There are ample quartz worktops providing excellent preparation space, inset with a double sink and tap. The room benefits from a side-facing window allowing natural light to flow through. Further features include access to the rear hallway/utility space and downstairs WC.

DINING

The dining room benefits from a wall-mounted TV point, a rear-facing window, multiple power points, and a radiator.

REAR HALL/UTILITY

Housing a further fridge freezer and providing access to the downstairs WC.

DOWNSTAIRS WC

Having a low flush W/C.

DOUBLE INTEGRAL GARAGE

A great sized double garage with ample power points, wall mounted combi boiler, work surfaces, several power points, lighting and remote control roller door and side access through to the house.

FIRST FLOOR

LANDING

A bright and spacious landing with a feature high ceiling and front-facing window, creating an airy and open feel. From here, there is access to all bedrooms and the family bathroom.

MASTER BEDROOM

A spacious bedroom benefiting from dual aspect windows, including a side-facing window with open views and a front-facing window allowing plenty of natural light to fill the room. The room also includes multiple power points, a radiator, and direct access to the en-suite.

EN-SUITE

Fitted with a corner shower cubicle, vanity unit with wash hand basin, and a push-button WC. The room is partially tiled around the shower area and finished with vinyl flooring, complemented by a radiator.

BEDROOM TWO

A further generously sized bedroom overlooking the front aspect, benefiting from a radiator and power points.

BEDROOM THREE

A double bedroom featuring built-in cupboard space, a rear-facing window, radiator, and power points.

HOUSE BATHROOM

A well-appointed four-piece bathroom suite comprising a feature freestanding double-ended bath with mixer tap and shower attachment, a walk-in shower, a low-level pull-chain WC, and a vanity unit with inset wash hand basin. The room is finished with vinyl flooring, a rear-facing window, and a radiator.

OUTSIDE

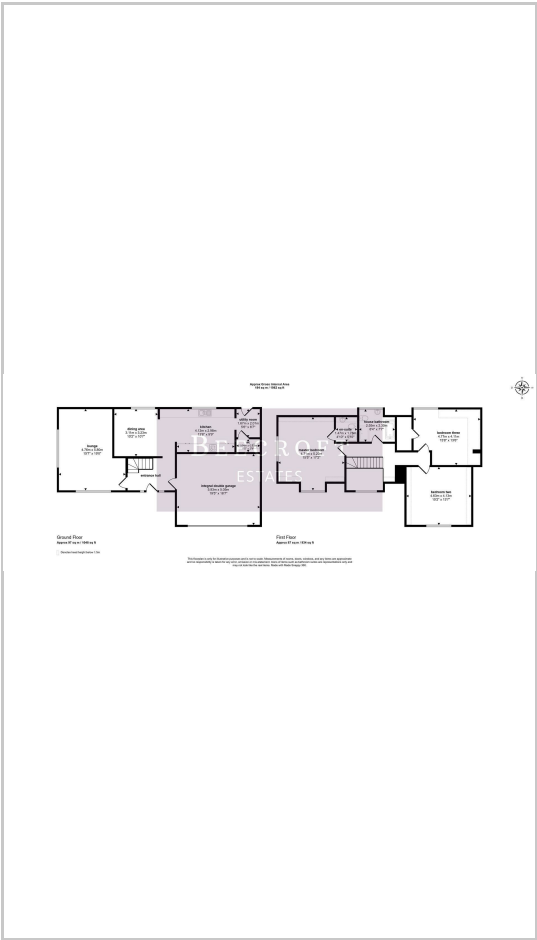
An enclosed garden with double gated access leading to a spacious white-pebbled area, providing ample off-road parking suitable for several vehicles or a caravan. The garden features a dry stone wall, a raised flower and shrub bed, and a side path leading to the rear, complete with an outside tap.

In addition, there is a further lawned area to the side with mature trees and open views, along with a separate gate providing access to a private and enclosed rear snug seating area.

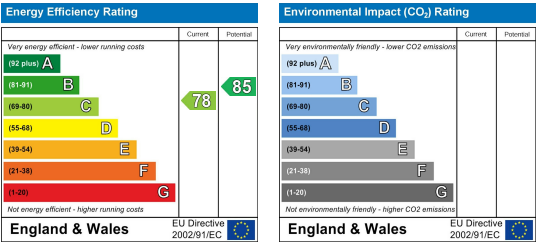
Area Map



Floor Plans



Energy Efficiency Graph



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