



Wainscot Place, Skellow Doncaster

welcome to

Wainscot Place, Skellow Doncaster

A beautifully presented four bedroom detached home set in a quiet cul-de-sac, offering stunning open field views to the rear. Finished to a high standard throughout, this spacious family home provides modern living, generous reception space, ample driveway with double garage and a landscaped garden.



Entrance Hall

A welcoming hallway with wood effect flooring and a central heating radiator, providing access to the WC, kitchen dining room and lounge. A built-in useful storage cupboard offers ideal space for coats, shoes and household items.

Ground Floor W.C.

Fitted with a low flush WC, counter top sink, chrome heated towel rail and wooden flooring.

Kitchen Diner

A spacious open plan kitchen dining room designed for modern family living. Fitted with contemporary high gloss wall and base units housing the sink with mixer tap. The kitchen has an integrated oven, electric built-in hob with stainless steel cooker hood and dishwasher. There is stylish splashback, ceiling spotlights, plinth lighting, under counter lighting and space for a wine cooling fridge. A rear facing double glazed window provides natural light. The dining space features a front facing double glazed window, focal pendant lighting, coving to the ceiling and a central heating radiator.

A door from the kitchen area leads directly into the utility room.

Utility Room

Fitted with matching units and offering plumbing for a washing machine and space for a fridge-freezer. A rear facing double glazed door provides access to the garden. Includes a central heating radiator.

Lounge

A generous and light filled reception room with front facing double glazed windows, stylish flooring, decorative coving to the ceiling and a central heating radiator. Additional features include a wall mounted TV point, floral feature wall and double doors opening directly into the conservatory.

Conservatory

A superb additional reception room with wrap around double glazed panels, side facing double glazed French doors, laminate flooring, wall lights and a central heating radiator.

First Floor Landing

With an airing cupboard, central heating radiator and loft hatch.

Master Bedroom

A spacious master bedroom with a front facing double glazed window, central heating radiator and a built-in useful storage cupboard. Access to the en suite.

En-Suite Bathroom

Fitted with a WC, vanity basin and bath. Complete with a heated towel rail, built-in storage and a front facing obscure double glazed window.

Bedroom Two

A double bedroom with a front facing double glazed window, a central heating radiator and access to its own en-suite.

En-Suite Shower Room

Includes a shower cubicle, WC, basin and a side facing obscure double glazed window.

Bedroom Three

A double bedroom with one elevated rear facing double glazed window, central heating radiator and elevated field and garden views.

Bedroom Four

A double bedroom with a rear facing double glazed window, coving and central heating radiator.

Bathroom

A beautifully finished bathroom featuring a WC, corner Jacuzzi bath with rainfall effect shower over and glass screen and counter top stylish basin. There is slate effect splashback, panelling around the bath and shower area, alcove storage, a central heating radiator and a rear facing obscure double glazed window.

Outside

Set on an exclusive cul-de-sac plot, the property benefits from a side tarmac driveway providing extensive off road parking and leading to the twin door double garage. The front garden includes a lawn, mature shrubs and a front pathway leading to the outdoor porch and main entrance. The rear garden is generous in size, fully enclosed and landscaped with extensive patio areas, lawn sections, fencing and beautiful open field views beyond, offering a peaceful and private outdoor setting. An outdoor gazebo provides additional sheltered seating and there is direct access to the double garage via the side driveway.

Double Garage

A spacious twin door double garage, ideal for secure parking, storage or workshop use. The garage is accessible from the side driveway and also from the rear garden, offering excellent practicality for families.



view this property online williamhbrown.co.uk/Property/DCR125697



welcome to

Wainscot Place, Skellow Doncaster

- FOUR DOUBLE BEDROOMS
- THREE RECEPTION ROOMS INCLUDING CONSERVATORY
- MODERN OPEN PLAN KITCHEN DINING ROOM WITH UTILITY ROOM
- GENEROUS REAR GARDEN WITH OPEN FIELD VIEWS
- DRIVEWAY & TWIN DOOR DOUBLE GARAGE

Tenure: Freehold EPC Rating: D
Council Tax Band: E

£340,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/DCR125697](https://www.williamhbrown.co.uk/Property/DCR125697)



Property Ref:
DCR125697 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01302 327121



doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)