



**Poplar Road, Skellow Doncaster**



**welcome to**

## **Poplar Road, Skellow Doncaster**

This five bedroom extended semi-detached family home situated on a impressive corner plot benefiting from underfloor heating to the ground floor, a rear extension, loft conversion, a spacious kitchen diner, a four piece luxury bathroom suite, wrapped around gardens and ample off road parking.



### Entrance Hall

A side facing composite door gives access to the entrance hall with a front facing double glazed window, underfloor heating and stairs which rise to the first floor landing.

### Lounge

13' 1" x 17' 10" Max ( 3.99m x 5.44m Max )

With two side facing double glazed windows, underfloor heating, a central heating radiator and tiled flooring.

### Kitchen Diner

28' 3" x 11' 3" ( 8.61m x 3.43m )

Fitted with a range of wall and base units with coordinating worktops which incorporates the sink and drainer. The kitchen has a breakfast bar, an induction hob with a stainless steel cooker hood above, space for an oven, a built-in microwave and an integrated fridge-freezer. There is complimentary splashback tiling, tiled flooring with underfloor heating and area for a dining space with front facing French doors, a rear facing double glazed window and an internal door providing access into the utility room.

### Utility Room

8' x 5' 1" ( 2.44m x 1.55m )

Fitted with a range of wall and base units with coordinating work surfaces housing an additional sink and drainer with mixer tap. There is plumbing for a washing machine, tiled flooring with underfloor heating, a wall mounted boiler, a rear facing double glazed window and a side facing door providing access to the driveway and rear garden.

### Ground Floor Shower Room

Fitted with a low flush WC, a hand wash basin fitted on a vanity unit with mixer tap and a walk-in shower cubicle with shower. There is partial wall to floor tiling, underfloor heating and a side facing obscure double glazed window.

### First Floor Landing

With a front facing double glazed window, spotlights to the ceiling, a loft hatch, an understairs storage cupboard and a further staircase rising to the second floor.

### Bedroom Two

14' 9" x 9' 2" ( 4.50m x 2.79m )

With a rear facing double glazed window, built-in wardrobes, a central heating radiator and access to the dressing room.

### Dressing Room

8' 4" x 3' 11" ( 2.54m x 1.19m )

Fitted with a range of hanging and storage space.

### Bedroom Three

9' 9" x 9' ( 2.97m x 2.74m )

With a front facing double glazed window and a central heating radiator.

### Bedroom Four

8' 11" x 8' 10" ( 2.72m x 2.69m )

With a front facing double glazed window and a central heating radiator.

### Bedroom Five

8' 1" x 5' 10" ( 2.46m x 1.78m )

With a rear facing double glazed window, a central heating radiator and built-in oak fitted wardrobes.

### Family Bathroom

Fitted with a low flush WC, a hand wash basin on a vanity unit with mixer tap, a panelled bath and a screened double walk-in shower with rainfall effect shower. There is a heated towel rail, downlights to the ceiling, wall to floor tiling and a rear facing obscure double glazed window.

### Second Floor Landing

With access to bedroom one.

### Bedroom One

20' 1" x 13' 2" ( 6.12m x 4.01m )

With two front facing skylight double glazed windows and a central heating radiator.

### Outside

To the front of the property situated on an impressive corner plot there is a hedged front providing screening and privacy with a lawned front garden, an Indian stone patio and an outside tap. To the side of the property there is a gavel spacious driveway providing ample off road parking which in-turn leads to the rear garden which has a hard surface area, fencing to the perimeter, access to the garage and an outdoor summer house.

### Garage

24' 5" x 13' 8" Max ( 7.44m x 4.17m Max )

With two side facing obscure windows and front doors.



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## Poplar Road, Skellow Doncaster

- FIVE BEDROOM EXTENDED SEMI-DETACHED FAMILY HOME
- UNIQUE SPACIOUS CORNER PLOT
- KITCHEN DINNER & LOUNGE
- GROUND FLOOR SHOWER ROOM & UTILITY
- UNDERFLOOR HEATING TO THE GROUND FLOOR

Tenure: Freehold EPC Rating: C

Council Tax Band: A

**£240,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR125069 - 0003

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william h brown



**01302 327121**



[doncaster@williamhbrown.co.uk](mailto:doncaster@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**