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# horton knights

of doncaster



Crabgate Drive, Skellow, Doncaster  
Guide Price £300,000 - £350,000

**22 Crabgate Drive, Skellow, Doncaster, DN6 8LD**

**\*\*\* GUIDE PRICE £300,000 - £350,000 \*\*\***

**OVER TWICE ITS ORIGINAL SIZE / A SUBSTANTIALLY EXTENDED 5 BEDROOM 2 BATHROOM HOUSE / BEAUTIFUL CONTEMPORARY OPEN PLAN LIVING / COVERED OUTDOOR ENTERTAINING SPACE / TANDEM GARAGE, WORKSHOP & OFFICE / AMPLE OFF ROAD PARKING / VIEWING ESSENTIAL //**

Only by way of an internal viewing will you understand the size and space offered by this substantial semi. At twice its original size it's perfect for a growing family. It has a gas central heating system via a modern combination type boiler, Oak coloured pvc double glazing and comprises:

Entrance porch into a larger hall, little computer pod off, lounge with bay window, a very large contemporary styled open plan living/ dining/ kitchen, kitchen fitted with integrated appliances, lobby and a ground floor wc. First floor landing, 4 bedrooms, including a large principal bedroom with en-suite plus a lovely modern house bathroom, whilst on the top floor is a large double bedroom 5. Outside there is an attached tandem garage workshop/ store and a ground floor office/ man cave, a covered decked patio and entertaining area onto a lawned rear garden. Skellow is well placed on the North side of Doncaster, with excellent access to the A1. There are a variety of local shops, schools plus access to the City Centre. All in all an immaculate house offering more space than could be imagined, my advice is just view it.

**ACCOMMODATION**

A PVC double glazed entrance door with glazed side screens leads into the property's entrance portico.

**ENTRANCE PORTICO**

This is finished with a tiled floor covering and a period style door which leads through into the property's entrance hall.

**ENTRANCE HALL**

This has a feature staircase leading up to the first floor accommodation with a deep built in understairs storage cupboard, a laminate floor covering, a central heating radiator, coving, a central ceiling light and a door to a little computer pod.

**COMPUTER POD**

With a PVC double glazed window to the front, a central heating radiator, a continuation of the laminate flooring, a ceiling light and coving.

**LOUNGE**

14'5" into bay x 11'4" (4.39m into bay x 3.45m)  
An attractive front facing reception room, this has a

deep PVC double glazed bay window to the front, a central heating radiator, coving, a central ceiling light and a range of fitted floor to ceiling cabinets concealing media storage.

**OPEN PLAN LIVING DINING KITCHEN**

22'6" max x 21'6" max (6.86m max x 6.55m max)  
This is a huge open plan living space, zoned to create a living area for comfortable seating, a dining area and a kitchen. The kitchen is fitted with a range of modern high and low level units finished with a rolled edge work surface. Integrated appliances include a four ring gas hob with a stainless steel splash back, a matching extractor hood, an integrated oven, plus a deep recess suitable for an American style fridge/freezer, a 1 1/2 bowl stainless steel sink unit with a mixer tap and includes a waste disposal unit. There is laminate flooring throughout, 4 central heating radiators, a sloping ceiling line with inset feature spotlighting, 2 double glazed velux windows and a set of PVC double glazed sliding patio doors which give access out to the decked covered garden room.

**SIDE LOBBY**

From here, doors lead to the integral garage and ground floor W/C.

**GROUND FLOOR W/C**

Fitted with a modern 2 piece white suite comprising of a low flush W/C, a wash hand basin, tiling to the four walls, inset spotlighting and an extractor fan.

**FIRST FLOOR LANDING**

There is a feature staircase with a spindled banister rail, a second door giving access to a further staircase, rising to the upper floor and doors to the bedrooms and bathroom.

**PRINCIPAL BEDROOM 1**

18'8" x 9'10" (5.69m x 3.00m)  
A very large and well laid out double bedroom. It has a PVC double glazed window to the front, a central heating radiator, laminate flooring, fitted wardrobes concealing hanging rail and storage, coving to the ceiling, a smoke alarm and a ceiling light. From here a door leads into the en suite shower room.

## EN SUITE SHOWER ROOM

Fitted with a modern suite comprising of a walk in shower enclosure with a glazed shower screen and a rainfall style shower head, a wash hand basin and a low flush W/C. There is a central heating radiator, tiling to the four walls, a PVC double glazed window, an extractor fan and a ceiling light.

## BEDROOM 2

15'0" into bay x 12'0" (4.57m into bay x 3.66m)  
A large double bedroom, this has a PVC double glazed window to the front, a central heating radiator, coving to the ceiling and modern laminate flooring.

## BEDROOM 3

12'0" x 11'8" (3.66m x 3.56m)  
There is a PVC double glazed window to the rear, a central heating radiator, laminate flooring and fitted wardrobes concealing hanging rail and storage.

## BEDROOM 4

9'3" x 8'2" (2.82m x 2.49m)  
This has a PVC double glazed window to the front, a central heating radiator, fitted wardrobes, coving and a central ceiling light.

## HOUSE BATHROOM

This is all beautifully finished with a contemporary suite that comprises of a free standing bath including a matching contemporary free standing mixer tap, a pedestal wash hand basin and a low flush W/C. There is tiling to the four walls including decorative feature tiling, a central heating radiator, a central ceiling light, a PVC double glazed window and a tall central heating radiator.

## UPPER FLOOR

At his has two double glazed velux windows to the rear, a central heating radiator, built in wardrobes and two ceiling lights. This makes the perfect office or studio room and enjoys an elevated roof top view over o Skellow and the countryside beyond.

## OUTSIDE

To the front of the property, there is a block paved

area which provides off road parking and gives access into the garage.

## INTEGRAL GARAGE

24'10" x 10'0" (7.57m x 3.05m)  
A double length garage with an electric shutter door, there is shelving etc. plumbing for an automatic washing machine and also houses the gas fired combination type boiler which supplies the domestic hot water and central heating systems.

## WORKSHOP

13'0" x 10'6" (3.96m x 3.20m)  
Double doors from the garage lead into a further workshop area which has shelving and racking plus a PVC double glazed door leads into an office/workshop.

## OFFICE

19'10" x 8'3" (6.05m x 2.51m)  
This has been boarded and lined and has a central heating radiator, inset spotlighting to the ceiling, TV points, an alarm system and creates the perfect 'man cave'.

## COVERED DECKED AREA

This is a large covered area designed for entertaining, particularly in the summer months, there is a covered pergola style roof and fitted seating areas, perfect for family BBQ's or alfresco dining, no matter the weather. It opens onto

## LAWNED REAR GARDEN

An attractive enclosed lawn with concrete posts and timber fencing to the perimeters plus access into the rear workshop.

## AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, were stated.  
Age of units various.

HEATING - Gas radiator central heating. Age of boiler TBC.

COUNCIL TAX - Band B.

BROADBAND - Superfast broadband is available with download speeds of up to 80 mbps and upload speeds of up to 20 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30  
Saturday 9:00 - 3:00 Sunday [www.hortonknights.co.uk](http://www.hortonknights.co.uk)

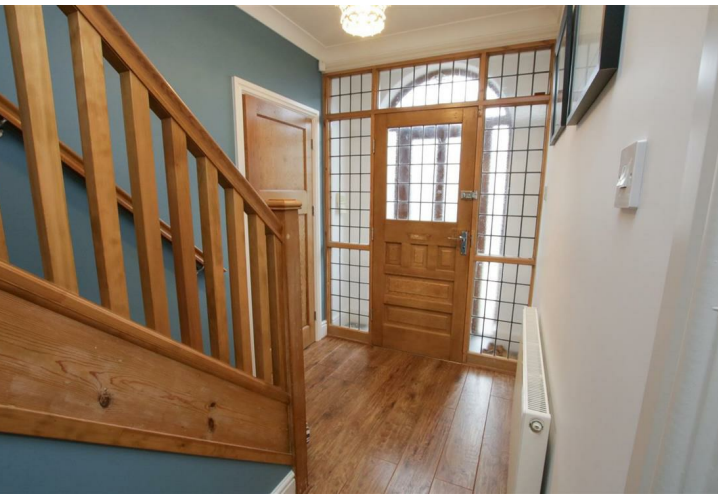
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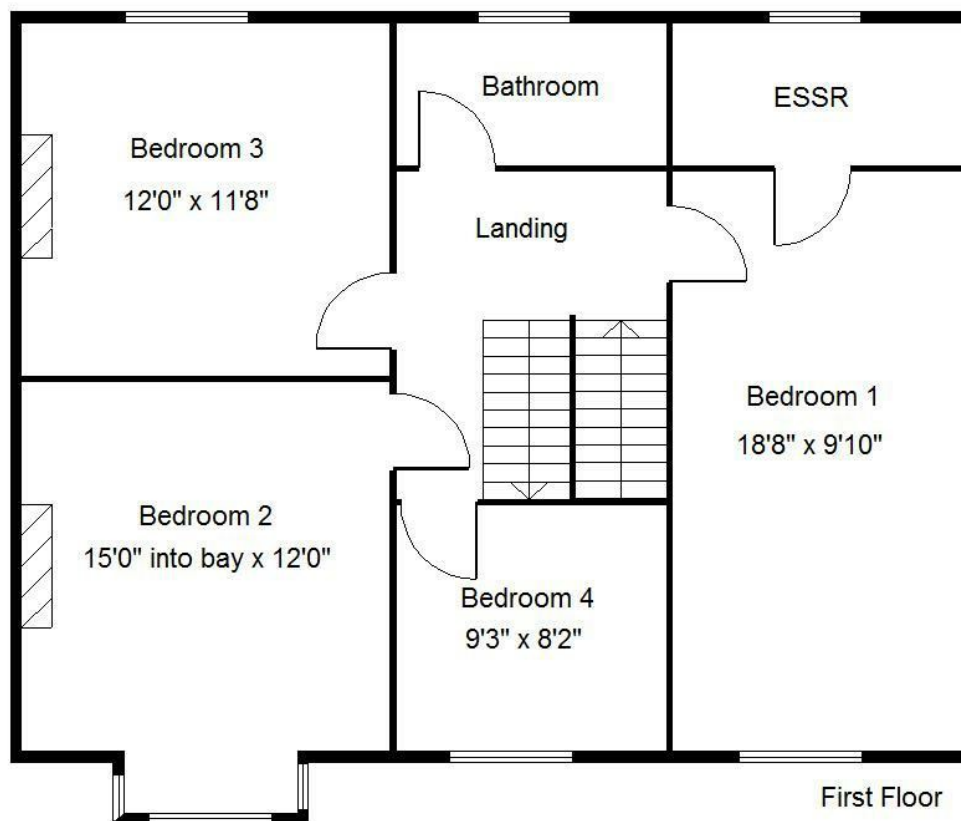
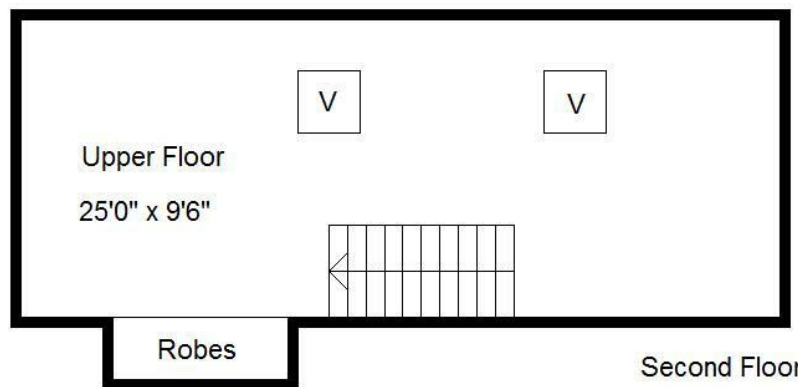
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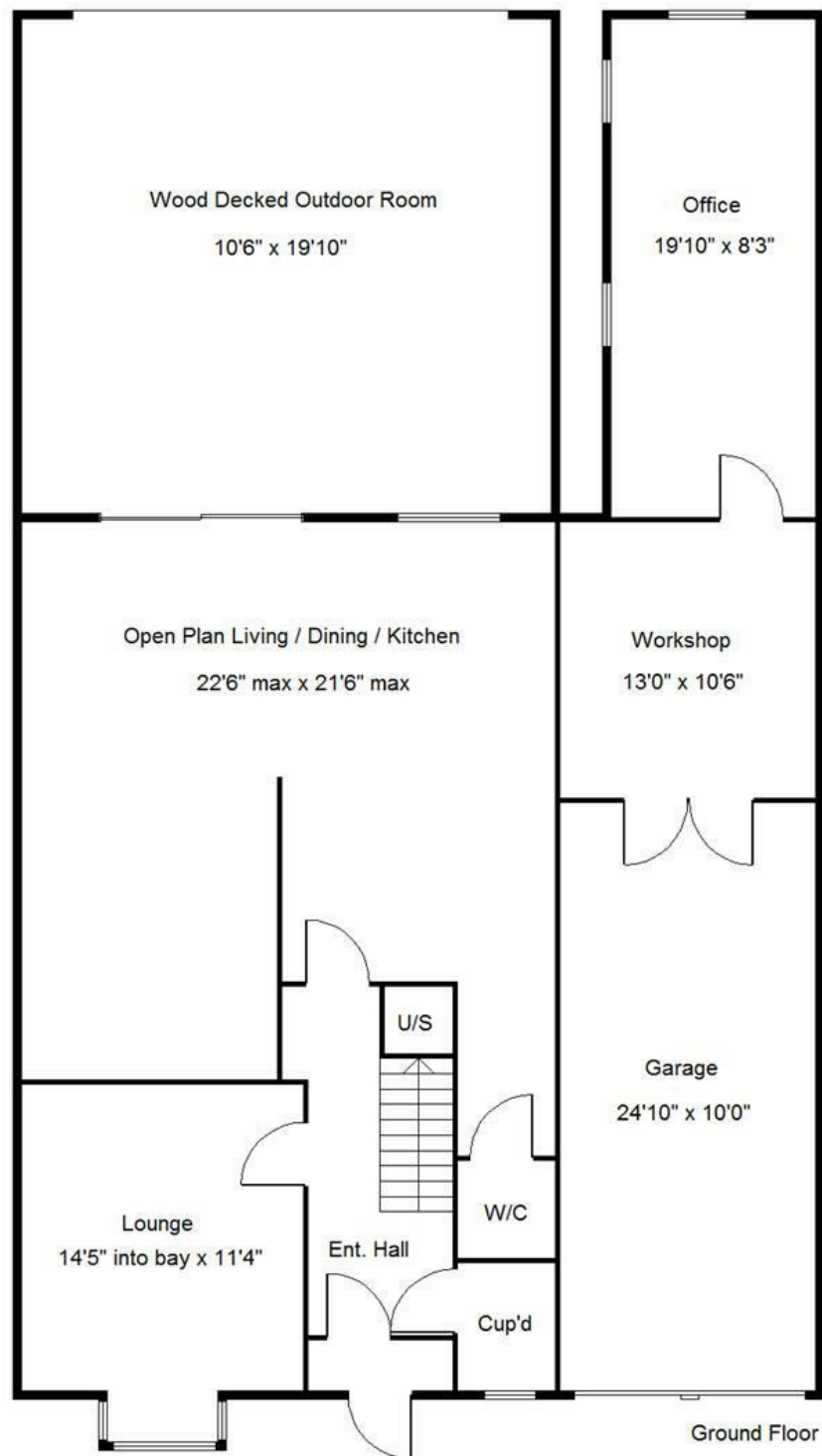












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 