



7 Willowbrook, Skellow , Doncaster, DN6 8RX

Situated within a highly desirable development and enjoying attractive open field views, this beautifully presented four-bedroom detached home offers generous and versatile living space, ideal for modern family life.

Positioned in a quiet cul-de-sac, the property immediately impresses with its welcoming and homely feel. The ground floor comprises three reception areas, including a spacious main lounge filled with natural light, a separate reception room adjoining the kitchen — perfect as a dining room, playroom or home office — and a delightful conservatory overlooking the rear garden.

The well-appointed kitchen features integrated appliances and ample storage, with convenient internal access to the integral garage. This practical layout provides excellent flexibility for busy households.

Upstairs, there are four well-proportioned bedrooms, including a generous master bedroom complete with en-suite shower room. A modern family bathroom serves the remaining bedrooms.

Externally, the property boasts a generous rear garden, ideal for entertaining and family enjoyment. To the front, a driveway provides off-road parking alongside the integral garage.

Located close to excellent transport links and local amenities, this superb family home combines peaceful surroundings with everyday convenience.

Council Tax Band: D
EPC Rating: To Follow

Early viewing is highly recommended to fully appreciate the space, setting, and lifestyle on offer.

£320,000

7 Willowbrook, Skellow

, Doncaster, DN6 8RX



- Beautiful four-bedroom detached family home
- Three reception rooms including a bright conservatory
- Separate reception room adjoining the kitchen
- Council tax band: D & EPC rating: C
- Situated in a quiet cul-de-sac within a sought-after development
- Spacious main lounge ideal for family living
- Master bedroom with en-suite shower room
- Attractive open field views to the rear
- Modern kitchen with integrated appliances
- Integral garage and driveway providing off-road parking

Hallway

5'8" x 11'5" (1.74 x 3.48)

W/C

2'9" x 6'3" (0.85 x 1.92)

Lounge

14'5" x 14'9" (4.41 x 4.51)

Kitchen

10'10" x 9'0" (3.32 x 2.76)

Dining area

7'6" x 8'4" (2.29 x 2.55)

Conservatory

8'7" x 13'10" (2.63 x 4.23)

Reception Room

9'11" x 9'3" (3.03 x 2.83)

Landing

4'2" x 9'5" (1.29 x 2.89)

Master Bedroom

9'5" x 9'4" (2.89 x 2.87)

En-suite to Master

5'2" x 5'2" (1.59 x 1.58)

Bedroom 2

11'10" x 8'3" (3.63 x 2.53)

Bedroom 3

8'10" x 7'2" (2.71 x 2.19)

Bedroom 4

8'10" x 6'2" (2.71 x 1.88)

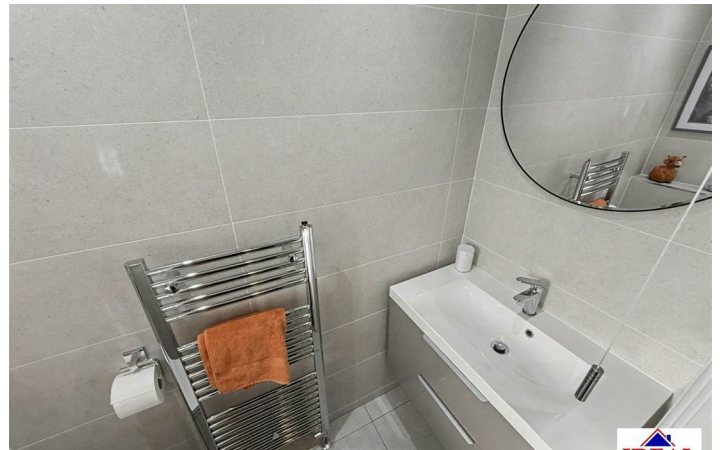
Bathroom

5'10" x 7'1" (1.78 x 2.16)



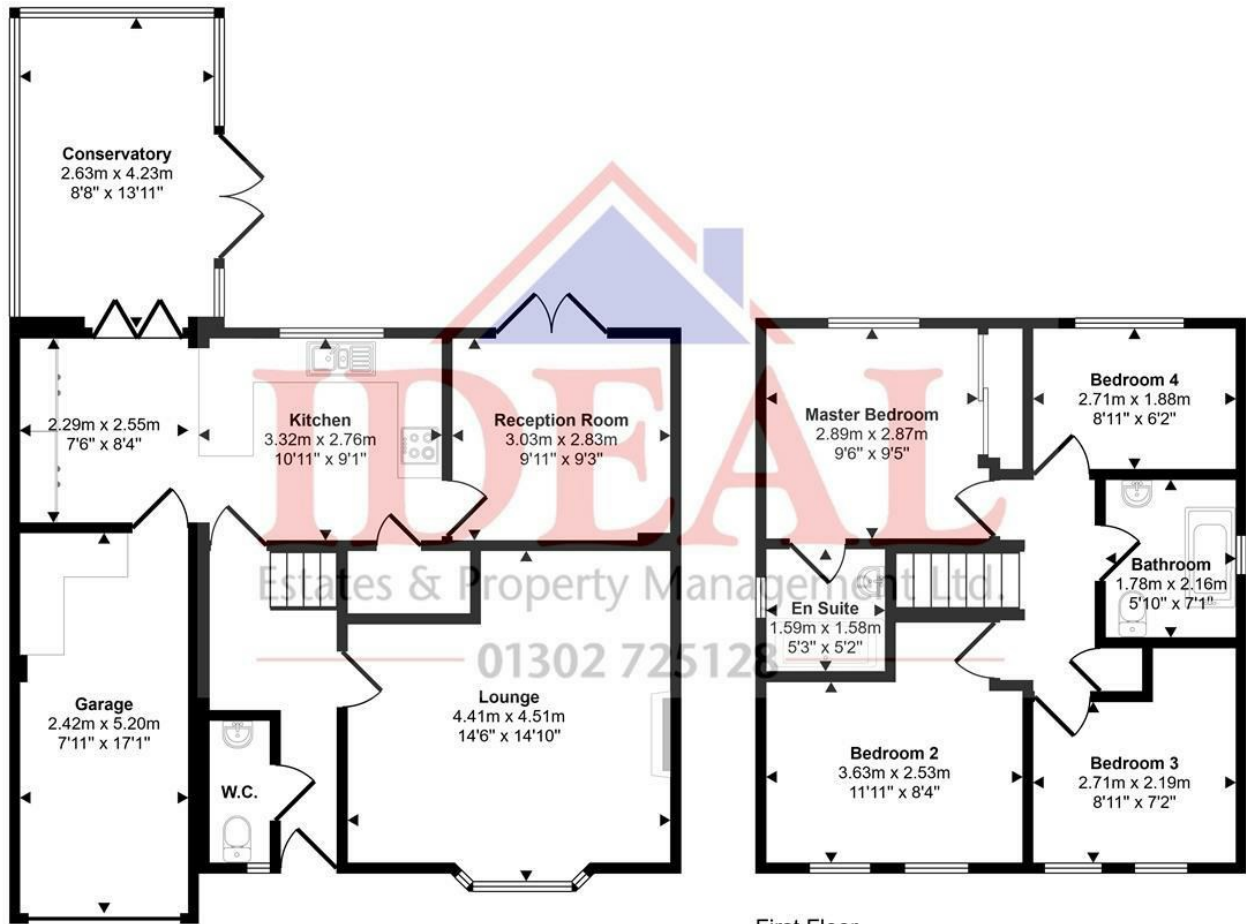
Directions

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
125 sq m / 1342 sq ft



Ground Floor
Approx 78 sq m / 842 sq ft

First Floor
Approx 46 sq m / 500 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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
78	78		

Energy Efficiency Rating Legend:
 A (82 plus) - Very energy efficient - lower running costs
 B (81-81) - Very energy efficient - lower running costs
 C (69-80) - Energy efficient - lower running costs
 D (55-68) - Energy efficient - lower running costs
 E (39-54) - Energy efficient - lower running costs
 F (21-38) - Energy efficient - lower running costs
 G (1-20) - Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating Legend:
 A (81-91) - Very environmentally friendly - lower CO₂ emissions
 B (69-80) - Very environmentally friendly - lower CO₂ emissions
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England & Wales EU Directive 2002/91/EC