



## 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

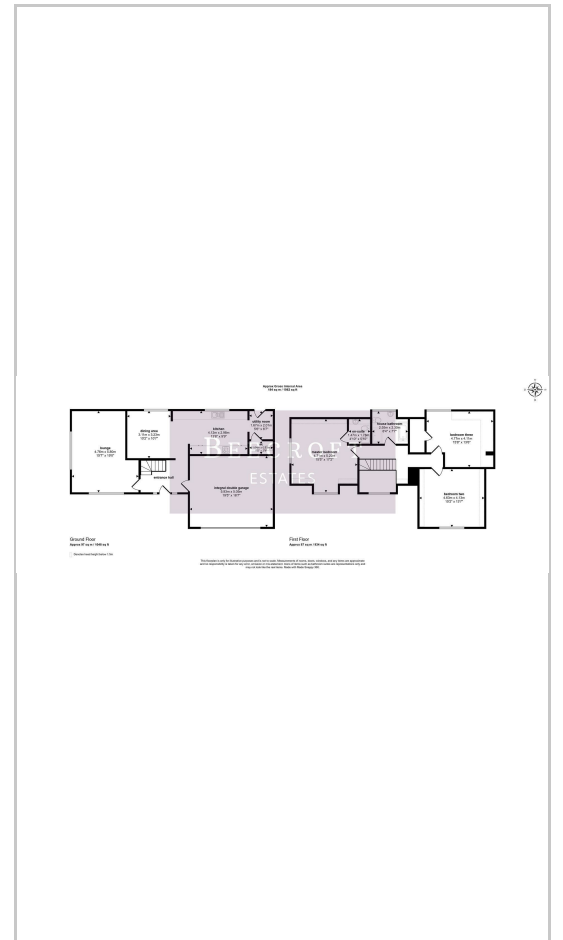
An enclosed garden with double gated access leading to a spacious white-pebbled area, providing ample off-road parking suitable for several vehicles or a caravan. The garden features a dry stone wall, a raised flower and shrub bed, and a side path leading to the rear, complete with an outside tap.

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.

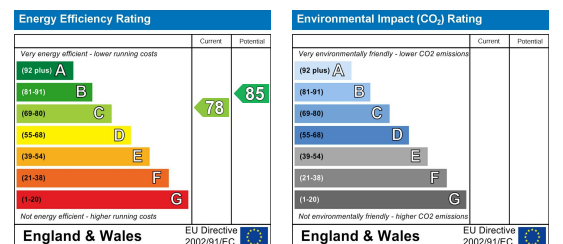
## Area Map



## Floor Plans



## Energy Efficiency Graph



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