



23 Sherwood Drive,
Skellow, Doncaster, DN6 8NY

Offers in Region of £215,000

A substantially extended, desirable family sized detached bungalow, situated within this highly regarded residential location. The property is situated within easy access of local amenities and provides good access to the A1(M) and motorway network.

There is a communicating lounge/dining room with front facing bowed bay window, kitchen with split level cooker equipment, master bedroom with en-suite shower room, two further bedrooms and shower room, extended sitting room/occasional bedroom (formerly attached garage).

Attractive good sized gardens with open aspect to rear, ample off-road parking. Internal inspection is recommended.



GROUND FLOOR

Entrance Hall

with uPVC double glazed entrance door, built in cloaks cupboard, built in airing cupboard, cornice ceiling mouldings, access to loft.

Communicating Lounge/Dining Room

Lounge 10' 10" x 16' 0" (3.31m x 4.88m) with front facing bowed bay window, laminate floor covering, inset spotlights to ceiling, radiator and opening into dining room



Dining Room 10' 10" x 6' 1" (3.31m x 1.86m) with matching laminate floor covering, inset spotlights to ceiling.

Kitchen 8' 3" x 12' 9" (2.52m x 3.89m) with base cupboard and drawer units with roll edge worktops with an inset 1.5 bowl porcelain sink unit, plumbing and recess for automatic washer and incorporating split level cooker equipment comprising of a four-ring electric ceramic hob unit, extractor hood over, built in oven, matching wall mounted cupboard units, tile floor covering, uPVC side entrance door with opaque glass.



Extended Rear Master Bedroom 1 11' 0" x 12' 0"

(3.36m x 3.66m) with radiator, large walk in dressing area with hanging space and heated towel rail.



Extended En-Suite Shower Room 6' 7" x 10' 10" (2.01m x 3.31m) with tiled walls, tile floor covering and incorporating a shower compartment with thermostatically controlled shower, vanity unit with twin wash hand basins, low level wc, two heated towel rails, extractor fan to wall, uPVC double glazed window with opaque glass.



Extended Rear Bedroom 2 12' 0" x 12' 4" max (3.66m x 3.76m max) with fitted wardrobe with hanging space and overhead storage cupboard, radiator.



Side Bedroom 3 8' 4" x 6' 0" (2.54m x 1.83m) with

laminate floor covering, heated towel rail.



Shower Room 5' 4" x 6' 7" (1.63m x 2.01 m) with a white suite comprising of tiled shower compartment with thermostatically controlled shower, pedestal wash basin, low level wc, radiator, tiled walls, tile floor covering and door leading into sitting room.



Sitting Room/Bedroom 7' 6" x 15' 10" (2.29m x 4.83m) (formerly attached garage) with laminate floor covering, radiator, uPVC double glazed rear entrance door with opaque glass and wall mounted gas central heating boiler.

OUTSIDE

Gardens

The property occupies good sized established gardens to the front and rear, with a lawned front garden with adjacent driveway providing ample off-road parking. There is gated access to the larger rear garden, which enjoys an open aspect overlooking adjacent fields and again, is predominantly laid to lawn with concrete footpath and paved patio. To the side elevation, useful garden store. External cold water tap.



OFFER PROCEDURE: To avoid incurring unnecessary costs, before you contact a lender or solicitor you should make your offer to Johnsons estate agents without delay.

IMPORTANT NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you as a purchaser please contact the office and we will be pleased to check the information for you. Nothing in these particulars may be taken as offering any warranty to the suitability, adequacy or serviceability of any central heating installation, fixture or fitting, plumbing or wiring installation, remedial work or treatment work. Please bear in mind that measurements have been taken using an electronic measurement and should not be relied upon as they are for guidance only. Compliance with building regulations cannot be guaranteed.

FREE VALUATIONS: We will be pleased to provide you with a free market appraisal on your own property if you are thinking of selling.

FIXTURES & FITTINGS: Only those fixtures and fittings specifically mentioned in print within these particulars are included in the sale. Any fittings, furniture or chattels which happen to be included in any photographs are not included in the sale unless specifically referred to in print.

MORTGAGE: With so many lenders and mortgages to choose from we recommend you take impartial advice. Our staff can easily put you in touch with a trusted and friendly expert who can offer you advice without any obligation.

VIEWING: By arrangement with Johnsons estate agents.

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DIRECTIONS: The property can be approached by travelling from the direction of Skellow along Skellow Road, which in turn leads into Hamphole Balk Lane, turn right into Crabgate Lane and turn left into Sherwood Drive. The property will be found on the left hand side.

ENERGY PERFORMANCE

Energy Efficiency Rating: D 55 (82)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

A full copy of the EPC is available upon request.
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