



Beech Avenue, Doddington March  
**£325,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Two Reception Rooms
- 20ft Kitchen Diner & 19ft Lounge
- Ensuite To Master Bedroom
- Garage And Off Road Parking
- NEW BOILER

Entrance Hall

WC 1.34m x 0.87m (4'3" x 2'8")

Lounge 4.03m x 5.96m into bay (13'2" x 19'5")

Dining Room/Play Room 3.05m x 2.70m (10'0" x 20'9")

Kitchen Breakfast Room L-Shape 6.39m x 3.41m (20'9" x 11'91")

First Floor

Bedroom One 4.24m x 3.99m (13'9" x 13'0")

En-suite 2.16m x 1.72m (7'0" x 5'6")



Bedroom Two 3.53m x 2.84m (11'5" x 9'3")

Bedroom Three 3.51m x 2.51m (11'5" x 8'2")

Bedroom Four 3.55m x 2.66m (11'6" x 7")

Bathroom 2.08m x 1.72m (6'8" x 5'6")

Garden

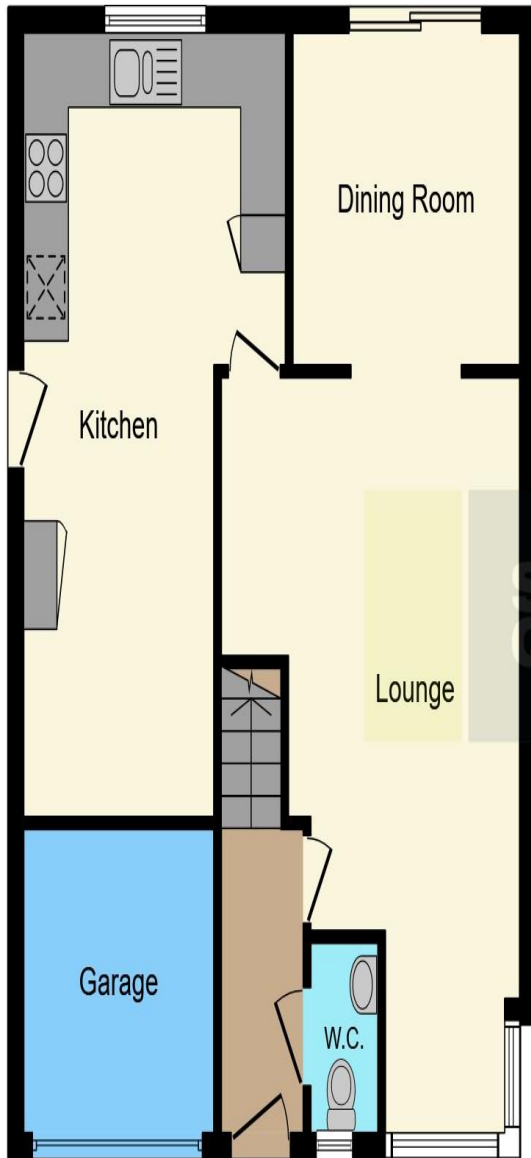
Paved patio, lawn, gravel beds, side access

Garage (particularly converted) 2.67m x 2.27m  
(8'7" x 7'4")

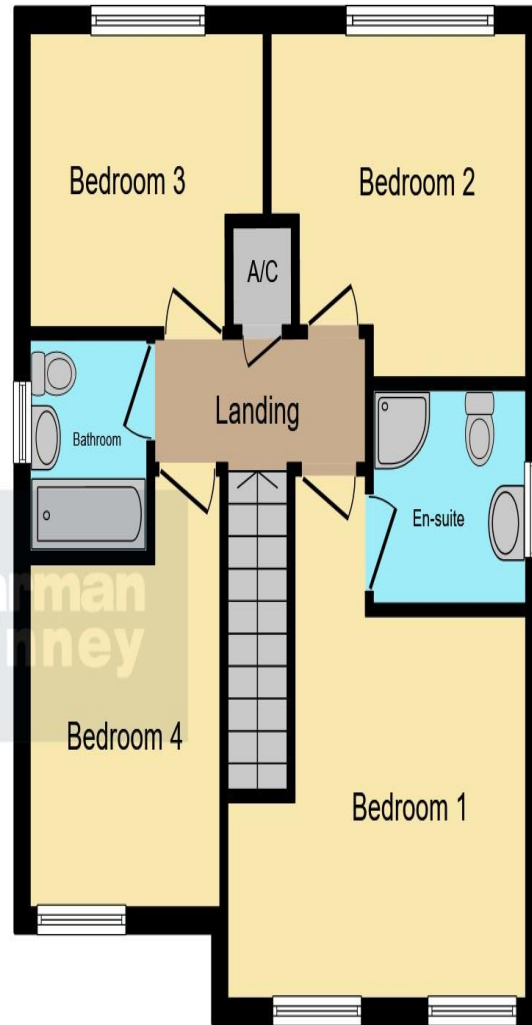
Agents note:

The vendors have recently had a new boiler installed in 2024.





**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property call Sharman Quinney on:  
**01354 661166**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01354 661166

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