



Hermitage Gardens, Doddington March  
**£425,000 Freehold**

**Sharman  
Quinney**



# Key Features



- No Onward Chain
- Beautiful Family Home
- Sought After Village Location
- Garage Plus Off-Road Parking
- Open Plan Living

## Entrance Hall

Door and window to front, exposed brick feature wall, hard flooring with underfloor heating, stairs to first floor

## Downstairs WC -

Hard flooring, low rise WC, wall mounted corner hand wash basin with mixer tap, heated towel rail

## Lounge - 5.63m x 3.43m (18'6" x 11'3")

Hard flooring with underfloor heating, dual aspect windows with two to side and one to front overlooking the fields. Bespoke limestone gas fireplace, open into kitchen/diner

## Kitchen/Diner - 6.61m x 2.63m (21'8" x 8'8")

Hard flooring with underfloor heating, window to rear over looking garden, a range of matching





base and wall units with quartz worktops, integrated induction hob with overhead extractor fan, built in oven, butler style sink, built in undercounter fridge, dishwasher. Doorway from entrance hall is blocked by a moveable kitchen unit, matching units in dining area with shelving above

Garden Room - 2.46m x 2.45m (8'1" x 8'0")

Hard flooring and underfloor heating continued from kitchen/diner, french doors leading out to garden

Utility Room - 2.63m x 1.63m (8'8" x 5'4")

Hard flooring and underfloor heating continued from kitchen/diner, the same units as the kitchen with sink, wall mounted combi-boiler, built in washing machine/tumble dryer, window to the side and door leading into garden and integral garage

Garage - 5.40m x 2.80m (17'9" x 9'2")

Electric garage door, hard core flooring, plenty of storage space

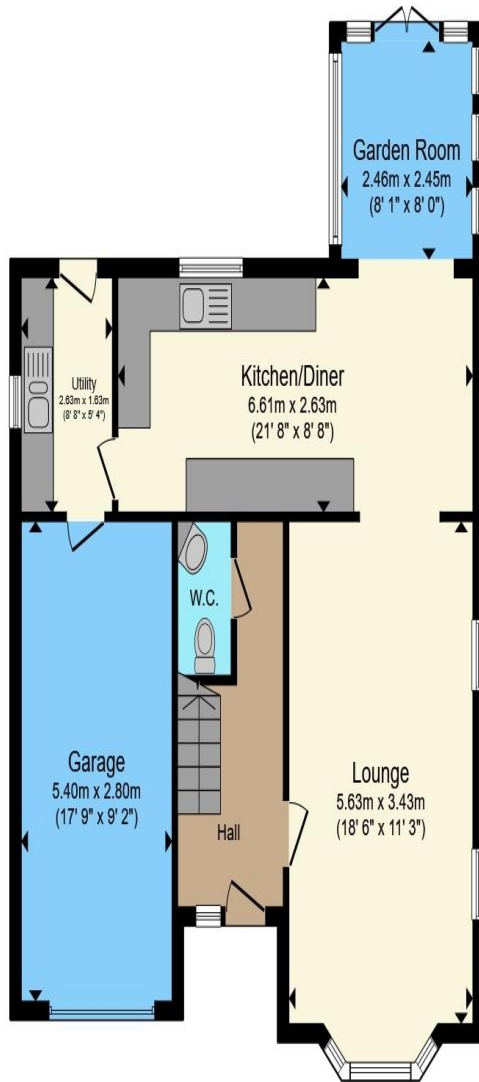
Bedroom One - 4.53m x 3.44m (14'10" x 11'3")

Window to front with field views, radiator, carpet flooring, built in wardrobes, access to ensuite

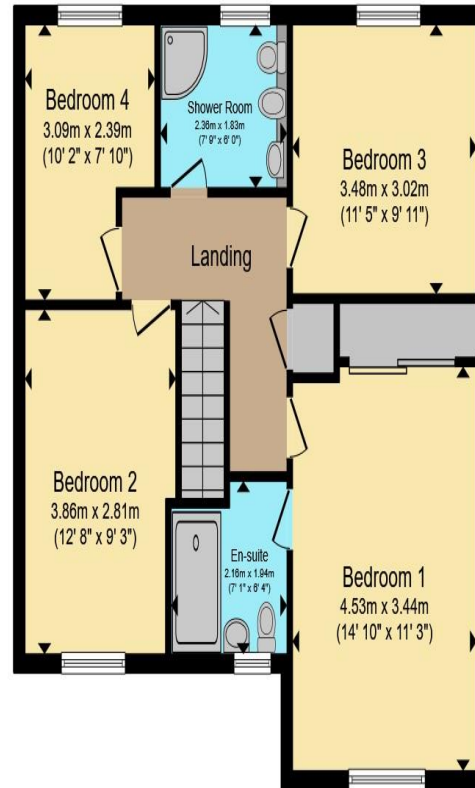
Ensuite - 2.16m x 1.94m (7'1" x 6'4")

Hard flooring, part tiled walls, window to front, three-piece suite comprising of low-rise WC, pedestal sink and double walk-in shower with sliding glass door, heated towel rail





**Ground Floor**



**First Floor**

Total floor area 137.8 m<sup>2</sup> (1,483 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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Bedroom Two - 3.86m x 2.81m (12'8" x 9'3")  
Carpet flooring, radiator, window to front

Bedroom Three - 3.48m x 3.02m (11'5" x 9'11")  
Carpet flooring, radiator, window to rear

Bedroom Four - 3.09m x 2.39m (10'2" x 7'10")  
Carpet flooring, radiator, window to rear

Shower Room - 2.36m x 1.83m (7'9" x 6'0")  
Hard flooring, part tiled walls, window to rear,  
four-piece suite comprising of corner shower, low  
rise WC and bidet and wall mounted sink with  
large built in mirror, heated towel rail

Outside -

The property is located down a private and gated  
road, the block paved driveway allows off road  
parking for multiple vehicles in front of the single  
garage. a side gate allows access into the rear  
garden. The rear garden is enclosed and mainly  
laid to patio with a circular decorative lawn,  
shrubs and plants and a timber shed.

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



# Selling your property?

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

 01354 661166

 8 Broad Street, MARCH, Cambridgeshire, PE15 8TG

 march@sharmanquinney.co.uk

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



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