



## Plot 9 , 40 Newgate Street, Doddington, March, Cambs, PE15 0SR

New Build - Popular Village Location - Link Detached House - 3 Bedrooms - Kitchen/Diner & Utility - Ground Floor WC, First Floor Bathroom & En Suite - Enclosed Rear Garden - Driveway & Garage - No Upward Chain - These are not exact and images are of similar property style - Build Due To Be Complete March/April 2024

**£325,000**



#### Overview

Brand new development site located on Newgate Street in the popular village of Doddington, which offers 9 spacious new build properties. This luxury 3-bedroom homes are built to a high standard and finished to a high specification providing large private gardens with field views.

#### Fully fitted kitchen to include

- Grey shaker kitchen with knob and cup handles
- Brushed chrome
- Marble style worktop and upstands
- Chrome tap
- White composite sink
- Integrated dishwasher
- Integrated 70/30 fridge freezer
- Single oven built into larder unit
- ceramic hob and glass splashback

#### Utility Room - To Include

- Fully fitted units
- space for washing machine and tumble dryer (Tumble dryer and washing machine not included)
- stainless sink
- chrome tap

#### Bathroom -

- Bath with mixer tap
- Shower enclosure with shower
- chrome towel radiator
- Freestanding vanity unit 600mm with drawers, basin and tap (colour options available)
- WC unit to match vanity unit (Colour options available)
- Vinyl to floor (options available)
- Tiles to bath surround, shower enclosure, 1 tile above basin - white marble style tile

#### En suite- To include:

- Quadrant Shower enclosure, with overhead shower
- Freestanding vanity unit with drawers, basin and tap (colour options available)
- Chrome towel Radiator
- WC unit to match vanity unit (colour options available)
- Marble style tiled flooring
- White marble style tile to shower enclosure and vanity unit splashback

#### Downstairs WC - To include:

- Wall hung basin and tap
- Vinyl to floor
- WC unit with pan (colour options available)
- Tile splashback above basin - white

#### marble style tile

#### Heating: -

- Under floor heating to ground floor
- Radiators to first floor
- Air source heat pump central heating - Mitsubishi ecodan 6kw
- Hot water tank in upstairs airing cupboard- shelves to airing cupboard for storage
- External air source to back of garage facing the garden
- U/F - Manifold in cupboard to rear of external utility room wall

#### Outside

- Garden - Approx 40m deep x 10m wide - grass seed
- Patio - 2.4m x 3.6m - grey patio slabs
- pathway 1m wide around outside
- Side gate
- Gravelled driveway
- Roadway/private driveway tarmac

Please note : These are not exact and images are of similar property style



Call to arrange a viewing **01354 696700** **T Payne & Co**  
SALES & LETTINGS

Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.