



Ground floor

First floor

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Hermitage Gardens, Doddington, March, Cambs, PE15 0WL

Exclusive Gated Development - Modern Detached House - Immaculately Presented - Popular Village Location - 4 Bedrooms - Kitchen/Diner & Utility – Lounge & Garden Room - Ground Floor WC, First Floor Shower Room & En Suite - Enclosed Rear Garden - Driveway & Single Garage – No Upward Chain - Viewings Recommended (01354) 696700

£450,000



Ground Floor

Entrance Hall
Entrance door and window to front, modern alarm system, polyflor vinyl with under floor heating, ceiling spotlights and stairs to first floor.

Kitchen/Diner
6.61m (21'8") x 2.62m (8'5")
Fitted with a matching range of base and eye level units with quartz worktop space over, induction hob with extractor, built-in oven, butler style sink with drainer, built-in fridge and dishwasher, water softener system, polyflor vinyl

with under floor heating, ceiling spotlights, open plan with garden room and lounge.

Utility
2.63m (8'8") x 1.62m (5'4")
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink, built-in washing machine/dryer, polyflor vinyl with under floor heating, double glazed window to side and double-glazed door to rear.

Lounge Area

5.62m (18'5") x 3.43m (11'3")
Double glazed bay window to front, two double glazed windows to side, bespoke limestone surround gas fireplace and polyflor vinyl with under floor heating and open plan with kitchen.

WC
Fitted with two-piece suite wash hand basin and low-level WC, tiled splashbacks, heated towel rail and polyflor vinyl.

First Floor

Landing
Storage cupboard, radiator, loft access and door to.

Bedroom 1
4.39m (14'4") max x 3.43m (11'3")
Double glazed window to front, built in sliding door wardrobes, radiator and door to:

En-suite
Fitted with three-piece suite comprising with shower cubicle, pedestal wash hand basin, and low-level WC, part tiled walls, extractor fan, dual fuel radiator, vinyl flooring,

ceiling spotlights and

double-glazed window to front.

Bedroom 2
3.85m (12'8") x 2.80m (9'2") max
Double glazed window to front and radiator.

Bedroom 3
3.44m (11'3") x 3.01m (9'11")
Double glazed window to rear and radiator.

Bedroom 4
3.08m (10'1") x 2.38m (7'10") max
Double glazed window to rear and radiator.

Shower Room

Fitted four-piece suite comprising shower cubicle, WC, bidet and wash hand basin, part tiled walls, extractor fan, vinyl flooring, ceiling spotlights, heated towel rail and double-glazed window to rear.

Outside
The property benefits from



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being located down a private road with a gated entrance. There is a driveway to the front of the property leading to the garage which has electric door, power, light and door to utility. The front garden is laid to stone chippings and planted with small shrubs.

There is also side gated access into the enclosed landscaped rear garden which is mainly laid to patio with circular lawn, shrubs, plants, arbour and a timber shed.

EPC – B

Please note – There is a maintenance charge of £15 per month for the privately owned road which is managed by all four owners of the development.



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