

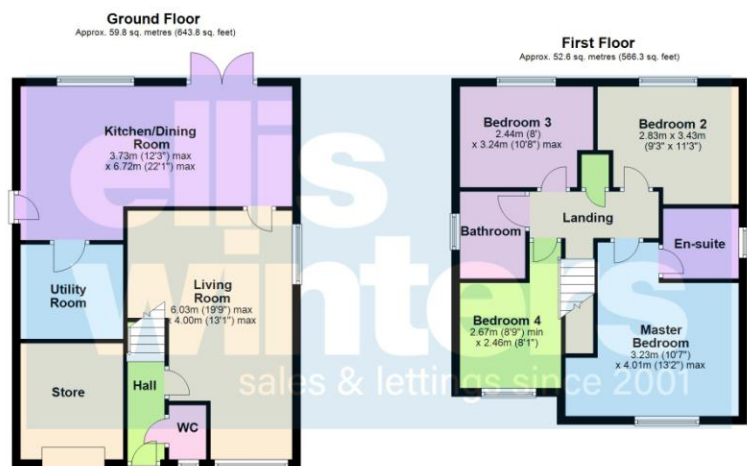
£330,000

17 Beech Avenue, Doddington, PE15 0LB



To arrange a viewing call us now on 01354 701000

This modern family home has been updated by the current owner and now boasts a refitted, open plan kitchen/diner with integral appliances, utility room and WC, dual aspect lounge, four good size bedrooms with ensuite to master and refitted bathroom. Outside there is part of the garage remaining for storage and off road parking whilst at the rear there is a west facing garden. EPC C



£330,000

17 Beech Avenue, Doddington, PE15 0LB



Ground Floor

Hall

Stairs to first floor and landing, radiator.

WC

Fitted with a two piece suite comprising wash hand basin and WC, window to front, radiator.

Living Room

6.03m (19'9") max x 4.00m (13'1") max
Box bay window to front and window to side, radiator.

Kitchen/Dining Room

6.72m (22'1") max x 3.73m (12'3") max
Recently refitted with wall and base units with wood tops, breakfast bar, integrated appliances including double oven, hob, hood, dishwasher, butler sink, vertical radiator, window to rear, double doors to garden, door to side.

Utility Room

Wall and base units, plumbing for washing machine, gas fired boiler, radiator.

First Floor & Landing

Access to loft with ladder, light and some boarding, airing cupboard with tank and shelving.

Master Bedroom

4.01m (13'2") max x 3.23m (10'7")
Two windows to front, radiator.

En-suite

Fitted with a three piece suite comprising shower cubicle, wash hand basin and WC, window to side, heated towel rail.

Bedroom 2

3.43m (11'3") x 2.83m (9'3")
Window to rear, radiator.

Bedroom 3

3.24m (10'8") max x 2.44m (8')
Window to rear, radiator.

Bedroom 4

2.67m (8'9") min x 2.46m (8'1")
Window to front, radiator.

Bathroom

Fully tiled and fitted with a three piece suite comprising bath with telephone style mixer taps, vanity wash hand basin and WC, window to side, heated towel rail.

Outside

The driveway has been replaced and provides off road parking leading to the remainder of the garage which has an electric roller shutter door and is fitted with light and power. The West facing garden is laid to patio and lawn with summerhouse and shed.

Freehold

Council tax band C

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.



Ellis Winters & Co 52 High Street, March, Cambridgeshire, PE15 9JR

Tel: 01354 701000 Email: info@elliswinters.co.uk www.elliswinters.co.uk