

6, Wheel Centre, Broad St.,  
March, Cambs. PE15 8TX  
**MARCH**

**01354 652785**

E-mail:  
[march@robert-hale-homes.co.uk](mailto:march@robert-hale-homes.co.uk)

Website:  
[www.robert-hale-homes.co.uk](http://www.robert-hale-homes.co.uk)

**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**22 BEECH AVENUE  
DODDINGTON  
PE15 0LG**

#### **THE PROPERTY**

MODERN, FOUR BEDROOMED DETACHED HOUSE ON THIS HIGHLY POPULAR DEVELOPMENT \* SEPARATE DINING ROOM \* 19FT LOUNGE \* FITTED KITCHEN WITH BUILT IN OVEN AND HOB, FRIDGE AND FREEZER \* MASTER BEDROOM WITH EN-SUITE SHOWER ROOM/W.C. \* DOWNSTAIRS CLOAKROOM/W.C. \* GAS FIRED CENTRAL (NEW BOILER FITTED FEBRUARY 2025) \* DOUBLE GLAZING \* GARAGE PLUS MULTI-VEHICLE OFF ROAD PARKING \* ENCLOSED GARDENS TO REAR \* NO UPWARD CHAIN \* VIEWING ESSENTIAL!

<b>PRICE</b>	<b>£329,500</b>	<b>FREEHOLD</b>	<b>EPC BAND D</b>
<b>COUNCIL TAX</b>	<b>BAND D</b>	<b>FENLAND DISTRICT COUNCIL</b>	<b>REF. NO. M4878</b>

**SELLING? FREE, FREE, VALUATIONS!**



For your own peace of mind, always have an independent survey,  
and always test all systems and appliances!  
Items displayed in photographs may not necessarily be included.



<b>REF. NO. M4878</b>	<b>22 BEECH AVENUE, DODDINGTON</b>
<b>HOW TO GET THERE</b>	From the Fountain near our March office proceed along Broad Street. Follow the road all the way through town to the March by-pass Southern roundabout. Take the Wimblington exit. Follow the road through the village of Wimblington for about 1.9 miles and into Doddington, then turn right into Beech Avenue.
<b>THE ACCOMMODATION</b>	(Dimensions given are approximate only).
<b>ENTRANCE CANOPY</b>	
<b>ENTRANCE HALL</b>	with LVT floor, stairway off, built-in understairs cupboard, central heating programmer.
<b>LOUNGE</b>	19' 4" (max) x 10' 8" (max) with LVT floor, patio doors to rear garden.
<b>DINING ROOM</b>	10' 2" (max) x 8' 4" (max) with French doors.
<b>FITTED KITCHEN</b>	13' 4" (max) x 7' 10" (max) with LVT floor, preparation surfaces with drawers and cupboards under, built in gas hob, built in extractor hood, space/plumbing for washing machine, space/plumbing for dishwasher, stainless steel single drainer sink unit with mixer tap, integrated fridge and freezer, built in electric double oven, pull out cupboards, range of wall cupboards, part tiled walls, wall mounted Vokera gas fired combi boiler (New in February 2025)
<b>GROUND FLOOR CLOAKROOM/W.C.</b>	with low level w.c., hand washbasin, LVT floor.
<b>FIRST FLOOR</b>	
<b>LANDING</b>	with access to part boarded loft.
<b>BATHROOM/W.C</b>	with panelled bath with mixer tap and shower attachment, low level w.c., hand washbasin with mixer tap and cupboard under, part tiled walls, tiled floor, built in air conditioning, extractor fan.
<b>BEDROOM NO. 1</b>	12' 1" (max) x 10' 5" (max).
<b>EN-SUITE SHOWER ROOM/W.C.</b>	with tiled floor, tiled and screened shower cubicle with Triton electric shower, low level w.c., hand washbasin with mixer tap and cupboard under with illuminated mirror over, tiled walls, extractor fan.
<b>BEDROOM NO. 2</b>	10' 10" (max) x 9' (max)
<b>BEDROOM NO. 3</b>	10' 1" (max) x 10' 11" (max) "L" shaped.
<b>BEDROOM NO. 4</b>	6' 6" (max) x 7' 1" (max).
<b>OUTSIDE</b>	<b>OUTSIDE LIGHTS      COLD WATER TAP      EXTERNAL POWER POINTS</b>
<b>GARAGE</b>	17' 3" (max) x 8' 2" (max) with up and over door, power and lighting, work benches and joist storage.
<b>GARDENS</b>	to front, down to a tarmac driveway, multi-vehicle off road parking area, part laid to lawn, block paved pathways. Timber gate to side of the property leads to the enclosed rear garden, which is mainly down to a block paving patio area and paved pathways.



REF. NO. M4878

22 BEECH AVENUE, DODDINGTON



REF. NO. M4878

22 BEECH AVENUE, DODDINGTON

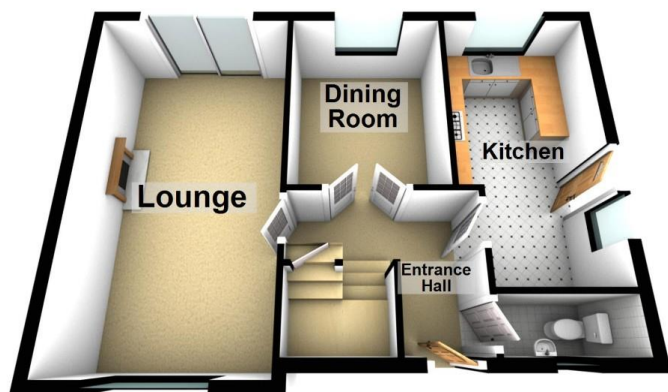


REF. NO. M4878

22 BEECH AVENUE, DODDINGTON



**Ground Floor**



**First Floor**

