



**The Hollies, Hospital Road, Doddington PE15 0SJ**

*welcome to*

**The Hollies, Hospital Road, Doddington**

Individual Detached House - Four Bedrooms - En Suite to Bedroom One - 44ft x 20ft Kitchen/ Family Room  
Separate Dining Room - Utility Room - Double Garage - Village Location - Viewing Recommended



### **Please Note**

The ground floor benefits from underfloor heating

### **Entrance Door**

to

### **Hall**

Tiled floor. Stairs leading off. Alarm system.

### **Cloakroom**

Low level wc. Wash hand basin. Tiled floor. Extractor fan. Heated towel rail.

### **Dining Room**

16' 8" x 9' 3" ( 5.08m x 2.82m )

Two windows to front. Tiled floor. TV point.

### **Games Room**

19' 6" x 16' 7" ( 5.94m x 5.05m )

Two windows to front. Two windows to side. Tiled floor. Double doors to Kitchen / Family Room.

### **Kitchen / Family Room**

44' 9" x 20' ( 13.64m x 6.10m )

Two sets of bi-folding doors to garden. Tiled floor. TV points.

Kitchen Area - Centre island with single drainer sink with mixer taps. Integrated dishwasher, fridge and freezer. Pop up electric sockets/ USB. Two electric double ovens, ceramic hob and cooker hood above.

### **Utility Room**

16' 9" x 6' 1" ( 5.11m x 1.85m )

Door to side. Plumbing for washing machine. Tiled floor. Single drainer sink with mixer taps. Storage cupboard housing oil central heating boiler and heating system.

### **Stairs To First Floor Landing**

(22ft 4ins x 10ft 5ins) Windows to front. Two radiators.

### **Bedroom One**

15' 8" x 12' 5" ( 4.78m x 3.78m )

Dormer windows to rear. Radiator. TV point. Integral wardrobe.

### **En Suite**

Window to side. Low level wc. Heated towel rail. Shower cubicle. Tiled walls. Extractor fan.

### **Bedroom Two**

16' 1" x 15' 8" ( 4.90m x 4.78m )

Windows to front. Radiator. Integral wardrobe.

### **Bedroom Three**

15' 7" plus recess x 14' ( 4.75m plus recess x 4.27m )

(measured into bay) Window to rear. Radiator. TV point. Double wardrobe.

### **Bedroom Four**

16' 9" x 15' 8" ( 5.11m x 4.78m )

Two dormer windows to front. TV point. Double wardrobe.

### **Bathroom**

Window to rear. Shower cubicle. Low level wc. Heated towel rail. Vanity wash hand basin. Extractor fan. Shaver point.

### **Outside**

Front garden is open plan with drive to double garage.

Rear garden is enclosed, laid to grass with shrubs bordering.

### **Double Garage**

27' 10" x 18' 9" ( 8.48m x 5.71m )

Electric roller shutter door. Electric and lighting laid on. Low level wc. Vanity wash hand basin. Stairs to first floor.

First Floor - 18ft 10ins x 22ft 6ins. Windows to rear. Two dormer windows to front. Electric and lighting laid on.



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## The Hollies Hospital Road, Doddington

- Four Bedroom Detached House
- 44ft x 20ft Kitchen / Family Room
- En Suite to Bedroom One
- Dining Room
- Utility Room
- Double Garage
- Multi Vehicle Parking
- Village Location

Tenure: Freehold EPC Rating: B

**£695,000**



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This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MCH112992 - 0002

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