









## 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

# £650,000







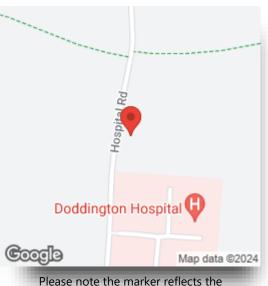




This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any







Please note the marker reflects the postcode not the actual property

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