



**Doddington Road, Benwick PE15 0UX**

**welcome to**

**Doddington Road, Benwick**

Beautifully Presented Three Bedroom Semi Detached House - Located in the Village of Benwick - Kitchen/ Breakfast Room  
Utility - Conservatory \*\* Ground Floor Bathroom - First Floor W.C \*\* Viewing Highly Recommended \*\*



**Entrance Door**

to

**Hall**

Stairs leading off. Upstyle radiator.

**Lounge**

12' 10" x 12' 9" ( 3.91m x 3.89m )

Window to front. Radiator. Telephone point.

Understairs storage. Open to

**Kitchen / Breakfast Room**

15' 6" x 8' 11" ( 4.72m x 2.72m )

Window to side. Window to rear. Vinyl flooring.

Range of wall and base units with work surfaces over splashbacks and matching upstands. Single drainer sink with mixer taps. Chest height electric oven, hob and cooker hood. Integrated dishwasher.

**Utility Room**

7' 6" x 5' 11" ( 2.29m x 1.80m )

Wall units. Karndean flooring. Free standing boiler.

Space for appliances.

**Conservatory**

9' 8" x 4' 6" ( 2.95m x 1.37m )

PVC construction. Polycarbonate roof. Door to rear.

**Bathroom**

Window to side. Tiled walls. Tiled floor. Ladder style radiator. Extractor fan. Low level wc. Double shower cubicle with rainfall head.

**Stairs To First Floor**

Window to side. Loft access.

**Bedroom One**

11' 8" x 9' 9" ( 3.56m x 2.97m )

Window to front. Radiator. Storage cupboard.

**Bedroom Two**

8' 11" x 7' 11" ( 2.72m x 2.41m )

Window to rear. Radiator.

**Bedroom Three**

8' 10" x 8' ( 2.69m x 2.44m )

Window to rear. Radiator.

**W.C**

Low level wc. Wash hand basin. Extractor fan. Part tiled walls. Vinyl flooring.

**Outside**

Front garden has private gates to block paved/ gravel drive leading to the garage with multi vehicle off road parking.

Rear garden is enclosed with patio seating areas. Low maintenance gravel, raised beds and oil tank area.

**Garage**

35' x 9' 8" ( 10.67m x 2.95m )

Tandem garage with up and over door. Power and lighting laid on.



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welcome to

## Doddington Road, Benwick

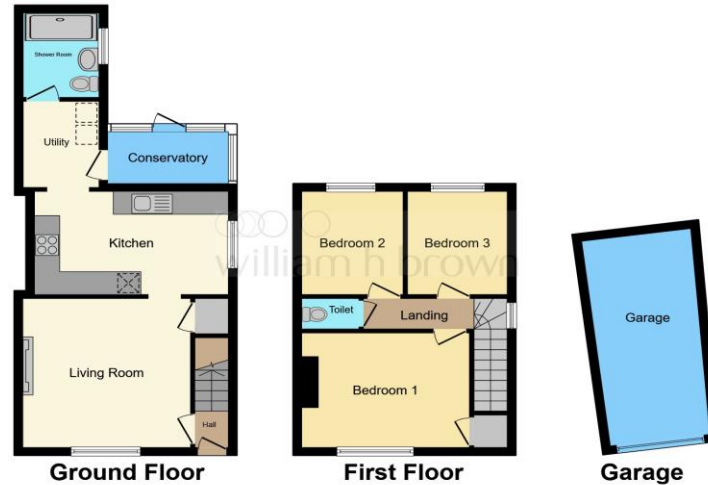
- Village Location
- Semi Detached House
- Three Bedrooms
- Immaculately Presented
- Multi Vehicle Off Road Parking & Garage
- Kitchen / Breakfast Room
- Enclosed Rear Garden

Tenure: Freehold

EPC Rating: F

offers in excess of

**£260,000**



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 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:  
MCH113065 - 0004

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