



Holly Drive, Doddington PE15 0LF

welcome to

Holly Drive, Doddington

****NO ONWARD CHAIN ** Detached House - Three Bedrooms - En Suite to Bedroom One**

Lounge plus Separate Dining Area Conservatory - Located towards end of a cul-de-sac

Convenient to local Primary School, Park & Shops - Enclosed Rear Garden - Garage ** Viewing Recommended **



Entrance Door

to

Hall

Window to side. Radiator. Stairs leading off. Telephone point.

W.C

Low level wc. Window to front. Radiator. Vanity wash hand basin.

Lounge

15' 7" x 13' plus recess (4.75m x 3.96m plus recess)
Window to front. Radiator. Arch to dining area. TV point.

Dining Area

10' 10" x 8' 9" (3.30m x 2.67m)
Open plan to lounge. Patio doors to conservatory. Radiator.

Kitchen

10' 9" x 7' 1" (3.28m x 2.16m)
Window to rear. Single drainer sink with mixer taps. Plumbing for washing machine. Gas central heating boiler (wall mounted) Radiator. Wall units with matching work surfaces and storage under.

Conservatory

14' 7" x 8' 8" (4.45m x 2.64m)
Brickbase, UPVC construction. Doors to side.

Stairs To First Floor Landing

Loft access. Window to side. Airing cupboard housing hot water tank, which is lagged and has immersion.

Bedroom One

12' 2" x 9' 8" (3.71m x 2.95m)
Window to rear. Radiator. TV point.

En Suite

Window to side. Pedestal wash hand basin. Shower cubicle. Low level wc. Radiator. Extractor fan.

Bedroom Two

11' 8" x 8' 10" (3.56m x 2.69m)
Window to front. Radiator.

Bedroom Three

9' 6" x 7' (2.90m x 2.13m)
Window to front. Radiator.

Bathroom

Window to rear. Panelled bath. Pedestal wash hand basin. Shaver point. Low level wc. Radiator.

Outside

Front garden is open plan with a drive to the garage.

Rear garden is enclosed with decked area. Further garden is laid to grass with trees and shrubs.

Garage

16' 11" x 8' 6" (5.16m x 2.59m)
Up and over door. Electric and lighting laid on. Door to rear.



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- Detached House
- Three Bedrooms
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- Conservatory
- Garage
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Tenure: Freehold EPC Rating: D

offers in excess of
£230,000



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MCH113153 - 0005

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