



Doddington Road, Wimblington PE15 0RA

welcome to

Doddington Road, Wimblington

Individual Detached House - Four Bedrooms - Two Bathrooms - Lounge plus Separate Dining Area - Office/ Study
Kitchen/ Breakfast Room - Utility - Generous Rear Gardens - Viewing Highly Recommended



Entrance Door

to

Hall

Radiator. Door to front. Stairs leading off.

W.C

Low level wc. Extractor fan. Radiator. Vanity wash hand basin with storage under.

Office/ Study

11' 9" x 7' 9" (3.58m x 2.36m)

Two windows to front. Laminate floor. Radiator.

Lounge

26' 1" x 11' 8" (7.95m x 3.56m)

Two windows to front. French doors to garden. Two radiators. Feature fireplace with marble effect heath and wood surround. Open plan to

Dining Area

12' 7" x 10' 8" (3.84m x 3.25m)

Bay window to rear. Radiator. Tiled floor.

Kitchen / Breakfast Room

17' 10" x 11' 11" (5.44m x 3.63m)

Window to rear. Single drainer sink with mixer taps. Breakfast bar. Tiled floor. Vertical radiator. Electric double oven, ceramic hob and cooker hood. Integrated dishwasher, fridge and freezer. Wall units with matching work surfaces and storage under.

Utility

10' 1" x 6' 4" (3.07m x 1.93m)

Window to rear. Door to rear. Tiled floor. Single drainer sink with mixer taps. Plumbing for washing machine.

Family Room (Rear Of Garage)

15' 7" x 9' 7" (4.75m x 2.92m)

Gym Area - Laminate floor.

Stairs To First Floor Landing

Two windows to front. Loft access. Storage under the eaves. Radiator.

Bedroom One

11' 11" x 11' 9" (3.63m x 3.58m)

Window to front. Radiator. Fitted wardrobes.

Walk in wardrobe / Dressing Area

En Suite

Window to rear. Shower cubicle. Low level wc. Radiator. Vanity wash hand basin with storage under. Tiled floor.

Bedroom Two

18' 2" x 9' 11" (5.54m x 3.02m)

Skylight to rear. Two radiators.

Bedroom Three

9' 5" x 7' 6" (2.87m x 2.29m)

Window to front. Radiator. Fitted wardrobes to one wall. Laminate floor.

Bedroom Four

9' 10" x 6' 6" (3.00m x 1.98m)

Window to rear. Radiator. Integral wardrobes to one wall.

Bathroom

Window to rear. P style bath with shower over. Vanity wash hand basin with storage under. Low level w.c. Heated towel rail. Tiled floor. Part tiled walls.

Outside

Front garden is walled and laid to gravel for multi vehicle parking.

Rear garden is generously sized and enclosed with hardstanding area, outside tap, sockets, bbq area with patio, mature trees and shrubs bordering.



view this property online williamhbrown.co.uk/Property/MCH113568



welcome to

Doddington Road, Wimblington

- Individual Detached House
- Four Bedrooms
- Two Bathrooms
- Kitchen / Breakfast Room
- Utility Room

Tenure: Freehold
EPC Rating: D

offers in excess of
£514,500



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/MCH113568



Property Ref:
MCH113568 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01354 654545



march@williamhbrown.co.uk



34 High Street, MARCH, Cambridgeshire, PE15 9JR



williamhbrown.co.uk