



Allen Road, Waddington



Freehold

£439,995



Key Features

- Detached
- Four Bedroom
- Two Reception Rooms
- Two En-suites
- Double Garage
- South Facing Garden
- EPC rating B





Modern, four-bedroom detached house, with double garage, located in the highly sought after village of Waddington. Within walking distance of the local shops, schools and other amenities.

The property offers entrance hall, 17ft breakfast kitchen, lounge, dining room, utility and WC to the ground floor. To the first floor there are four double bedrooms, two with en-suites and main bedroom also benefitting from a walk-in wardrobe, and family bathroom.



Outside the property to the front there is a detached double garage and driveway for up to four cars. To the rear of the property there is an enclosed south facing garden with patio area and laid to lawn

Entrance Hall

External door to front aspect, storage cupboard and stairs to first floor.

Breakfast Kitchen

4.31m x 5.29m (14'1" x 17'5")

Window to front aspect and windows and patio doors to rear aspect. Fitted with a range of wall and base units with worktops over, breakfast island with sink and drainer, integrated double oven, five ring gas hob with extractor over, integrated dishwasher, integrated fridge and freezer and understairs cupboard.



Dining Room

3.98m x 2.62m (13'1" x 8'7")

Windows to front and side aspect and radiator.

Utility Room

2.53m x 1.42m (8'4" x 4'8")

Fitted with low level units with worktop over, sink with drainer, space and plumbing for washing machine and radiator.

WC

1.88m x 0.89m (6'2" x 2'11")

Fitted with low level WC, wash hand basin, and extractor.

Lounge

5.81m x 4.34m (19'1" x 14'2")

Bay window to side aspect, windows to rear aspect and patio doors, and radiator.

Landing

0.00m x 0.00m (0'0" x 0'0")

Skylight, access to loft and storage cupboard.

Bedroom One

5.36m x 2.93m (17'7" x 9'7")

Windows to both side aspects, walk in wardrobe, and radiators.

En-Suite One

3.03m x 1.41m (9'11" x 4'7")

Window to side aspect and fitted with double shower cubicle, his and hers sinks, low level WC, extractor and heated towel rail.

Bedroom Two

3.14m x 3.34m (10'4" x 11'0")

Windows to front and side aspect and radiator.





Ensuite Two

2.18m x 2.00m (7'2" x 6'7")

Window to side aspect, shower cubicle, low level WC, wash hand basin, extractor and heated towel rail.

Bedroom Three

2.82m x 2.31m (9'4" x 7'7")

Window to rear aspect, built in wardrobes and radiator.

Bedroom Four

3.22m x 2.62m (10'7" x 8'7")

Window to front aspect and radiator.

Bathroom

3.31m x 1.73m (10'11" x 5'8")

Window to front aspect and fitted with shower cubicle, panel bath with shower over, low level WC, wash hand basin, extractor and heated towel rail.

Outside Front

Block paved driveway with room for four cars, leading to a detached double garage.

Outside Rear

Enclosed garden with patio area and laid to lawn.

Double Garage

With up and over doors, personal door to side aspect, power and lighting.



Agent Note

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Floorplan



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