



BROWN & CO

4a WIMBLINGTON ROAD



- 4a Wimblington Road-

Doddington | March | PE15 0TL

A spacious four bedroom detached home with approximately 1,624 sq. ft. of accommodation, ample parking, and a garage, occupying a desirable non estate position within this popular village.

Property Highlights

No upward chain - Potential for extension (STPP) - Principal bedroom with en-suite shower room - Attractive non estate position with rural outlooks to the front - Four double bedrooms - Detached family home
- Spacious kitchen/breakfast room

House

Ground Floor: Living Room - Kitchen / Breakfast Room - Dining Room - Utility Room - WC

First Floor: Landing – Principal bedroom - Ensuite - Bedroom two - Bedroom three - Bedroom four - Family bathroom

Total: 1,624 sq. ft. (151 sq. m)



DETAILED DESCRIPTION

A substantial four bedroom detached family home occupying an enviable non estate position with attractive rural outlooks within the popular village of Doddington. The well planned and versatile accommodation extends to approximately 1,624 sq. ft., arranged over two floors, and is ideally suited to modern family living. The ground floor centres around a spacious kitchen/breakfast room, complemented by a separate dining room, generous living room, utility room, and cloakroom, whilst the first floor provides four well proportioned double bedrooms, including a principal bedroom with en-suite facilities and a family bathroom. Furthermore, the property benefits from ample off road parking, a garage, and an established rear garden.

LOCATION

Doddington is a well established and highly regarded Fenland village situated approximately 3 miles south of March, 5 miles from Chatteris, and around 20 miles north of Cambridge. The village offers an attractive balance of rural surroundings and everyday convenience, making it a popular choice for families, professionals, and those seeking village living with access to a wide range of amenities.

The village benefits from a good selection of local facilities, including a convenience store, public houses, GP surgery, pharmacy, village hall, sports facilities, and the well regarded Lionel Walden Primary School. Further shopping, leisure, and healthcare amenities are available in nearby March and Chatteris.

Transport connections are excellent. The nearby A141 and A142 provide convenient access to the wider road network, including routes to Ely, Huntingdon, Peterborough, and Cambridge. Mainline rail services are available from both March and Manea railway stations, offering connections to Cambridge, Peterborough, Ely, and London via the national rail network. The surrounding Fenland countryside provides attractive opportunities for walking, cycling, and outdoor recreation, with numerous rural footpaths, waterways, and nature reserves located nearby.

Educational provision is well catered for, with Lionel Walden Primary School located within the village and secondary education available at Neale Wade Academy in March and Cromwell Community College in Chatteris. A number of independent schooling options are also accessible within the wider region.

OUTSIDE

The front boundary is framed by a selection of mature trees and shrubs, with an opening leading to a generous block paved driveway providing ample parking. Decorative gravel beds complement the frontage, while the driveway continues to the garage and entrance door.

The private rear garden enjoys a desirable southerly aspect and a pleasant leafy outlook. Predominantly laid to lawn, the garden is complemented by a variety of mature shrubs and established trees, creating an attractive and secluded setting. Further features include a paved seating area, external lighting, power points, an outside tap, and gated side access.





ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY

With entrance door, under stairs storage cupboard, stairs to the first floor, tiled floor, door to living room, door to guest cloakroom and door to kitchen breakfast room

LIVING ROOM

With window to the front aspect, feature wall panelling, gas fireplace with stone hearth and wooden mantle, door to



DINING ROOM

With sliding patio door to the garden, wood effect flooring, door to kitchen breakfast room

KITCHEN / BREAKFAST ROOM

With window to the rear aspect, contemporary high gloss white handleless kitchen with range of base and tower units, worktop with inset sink with mixer tap over, island with breakfast bar and inset induction hob, integrated dishwasher, integrated chest level oven, space for fridge freezer and microwave, tiled floor, door to utility room



UTILITY ROOM

With window to the side aspect, eye and base level units, counter with inset sink and a half, space and plumbing for washing machine and tumble dryer, wood effect flooring

GUEST CLOAKROOM

With low level wc with hidden cistern and eco flush button, wall mounted basin with drawers below and chrome mixer tap over, tiled walls, tiled floor, chrome heated towel rail

FIRST FLOOR

LANDING

With loft access via hatch, airing cupboard, doors to

PRINCIPAL BEDROOM

With window to the front aspect, range of fitted wardrobes, drawers and dressing table, door to

BEDROOM TWO

With window to the side aspect, suite comprising low level wc with hidden cistern and eco flush button, wall mounted vanity unit with basin and chrome mixer tap over and corner shower with glass and chrome sliding doors, chrome heated towel rail, tiled floor, tiled walls

BEDROOM THREE

With window to the front aspect

BEDROOM FOUR

With window to the rear aspect

FAMILY BATHROOM

With window to the rear aspect, suite comprising low level wc with hidden cistern and eco flush button, vanity unit with inset basin and chrome mixer tap over, jacuzzi bath with shower over and glass and chrome shower enclosure with drencher head shower over, part tiled walls, tiled floor, chrome heated towel rail

AGENTS NOTE

Please note some images have been virtually staged for illustration purposes.



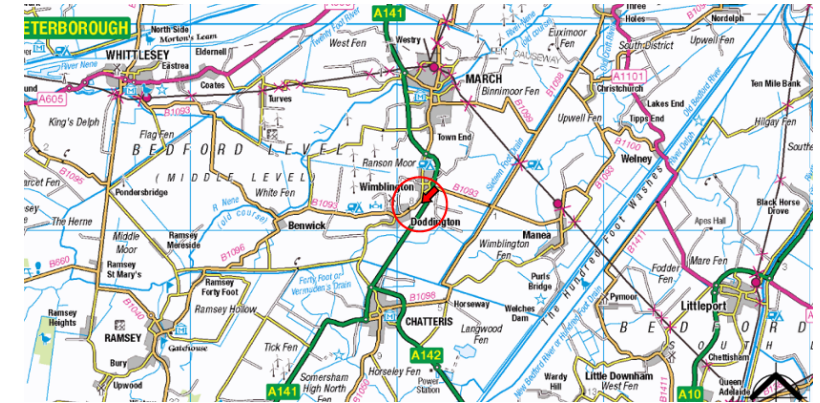
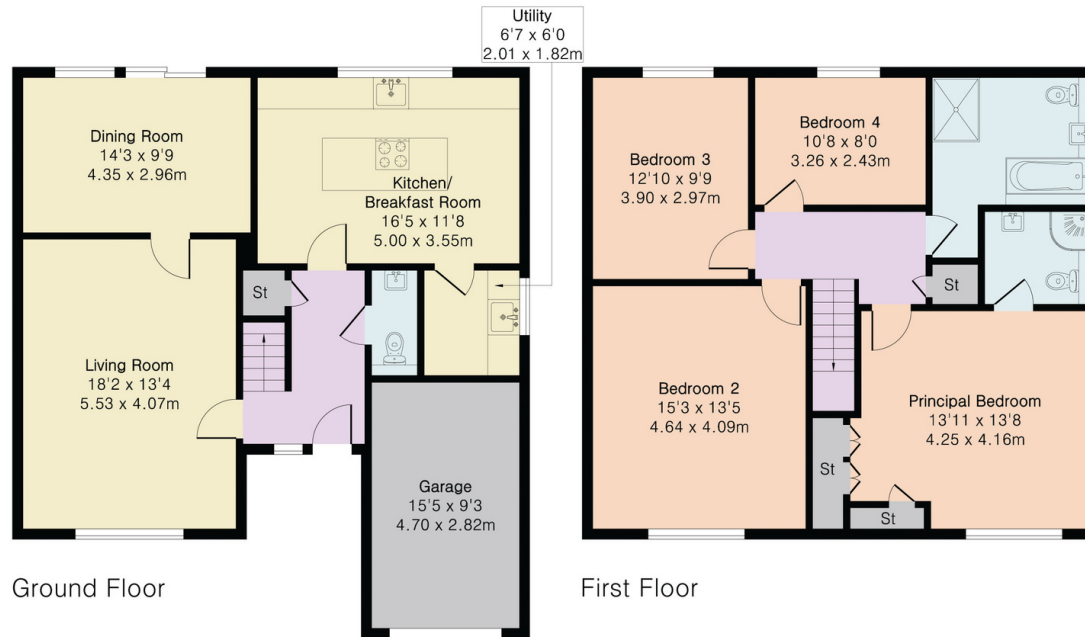


Approximate Gross Internal Area 1624 sq ft - 151 sq m (Excluding Garage)

Ground Floor Area 744 sq ft – 69 sq m

First Floor Area 880 sq ft – 82 sq m

Garage Area 143 sq ft – 13 sq m



Tenure: Freehold

Services: All services connected, oil fired central heating

Council Tax Band: C
EPC: D

Important Information Regarding the Property Title: Prospective purchasers are advised that the property may be subject to restrictions, easements, rights of way, or the presence of third-party services crossing the land. Full legal information, including any such matters, can be found within the official title register. The property is registered under Title Number: CB11016. A copy of the title register and title plan can be obtained from HM Land Registry or via your legal representative

Buyers should satisfy themselves as to the nature of any such matters before entering into any contractual commitment.

Viewing: Strictly by prior appointment through the selling agents Brown&Co.

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