



**Beech Avenue, Doddington PE15 0LG**

*welcome to*

**Beech Avenue, Doddington**

**\*\*Village Location \*\* Detached House - Four Bedrooms - En Suite to Bedroom One - Conservatory  
Living Room Plus Dining Room - Double Garage - Enclosed Rear Garden - Viewing Recommended**



**Entrance Door**

to

**Hall**

Window to side. Radiator. Stairs leading off. Storage cupboard.

**Ground Floor W.C**

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

**Living Room**

Window to rear. Two radiators. TV point. Patio doors to conservatory.

**Conservatory**

Windows to rear. Windows to side. French doors to garden. Radiator.

**Dining Room**

Window to front . Radiator.

**Kitchen**

Window to front. Window to rear. Range Cooker with cooker hood above. Two radiators. Tumble dryer & washing machine. Single drainer sink with mixer taps, 1 1/4 bowl. TV point. Plumbing for dishwasher. Gas central heating boiler ( wall mounted) Range of wall cupboards with storage under.

**Stairs To First Floor Landing**

Loft access. Airing cupboard housing hot water tank (which is lagged).

**Bedroom One**

Window to front. Radiator. Range of fitted wardrobes / bedroom furniture .

**En Suite**

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

**Bedroom Two**

Window to front. Radiator. Integral wardrobe.

**Bedroom Three**

Window to rear. Radiator.

**Bedroom Four**

Window to rear. Radiator.

**Bathroom**

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

**Outside**

Front garden is open plan, laid to grass with shrubs inset. Drive to double garage.

Garage has up and over door. Electric and lighting, Racking installed.

Rear garden is enclosed with patio area and laid to grass. Outside tap. Outside light.



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# welcome to Beech Avenue, Doddington

- Detached House
- Four Bedrooms
- Solar Panels
- Recently Fitted Kitchen
- En Suite to Bedroom One
- Village Location
- Double Garage
- Viewing Recommended

Tenure: Freehold  
EPC Rating: C  
Council Tax Band: D



Total floor area: 151.6 m<sup>2</sup> (1,632 sq.ft.) approx.  
This floor plan is for indicative 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. Powered by [www.propertybox.co.uk](http://www.propertybox.co.uk)



## £350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MCH114552 - 0003

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