

7 Beech Avenue, Doddington

March

NEXT LEVEL PROPERTY
AGENTS THAT CARE

Offers Over £270,000

7 Beech Avenue

Doddington, March

Modern 3 bedroom home in popular Doddington village close to the park and playing field, featuring spacious kitchen/diner, garage, parking and enclosed rear garden.
Council Tax band: TBD

Tenure: Freehold

- Modern three bedroom detached home
- Popular village location in Doddington
- Close to park and playing field
- Spacious kitchen/diner with French doors
- Comfortable lounge with understairs storage
- Two double bedrooms, Versatile third bedroom/home office
- Enclosed rear garden with patio
- Garage and off road parking

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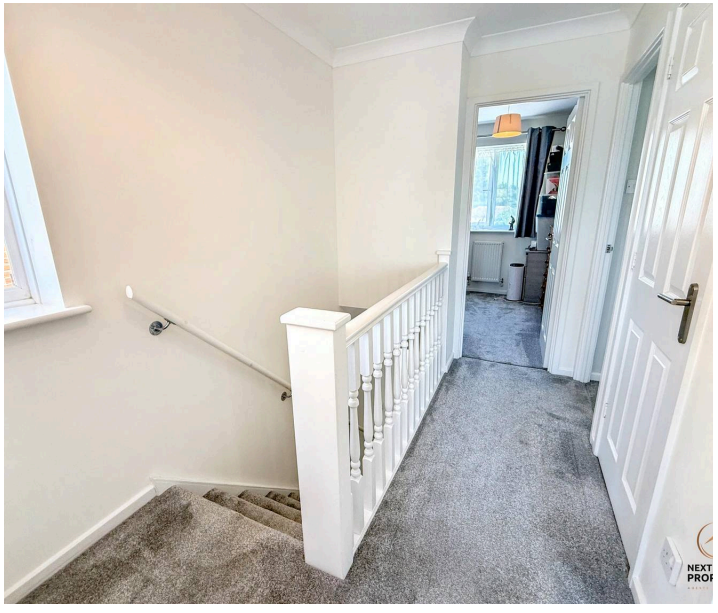












Hallway
The entrance hallway creates a welcoming first impression and features engineered Oak flooring, a UPVC window to the side allowing natural light to flow through the space, and a staircase leading to the first floor. Doors provide access to the lounge and the convenient ground floor WC.

Wc
The ground floor cloakroom is fitted with a WC and a compact hand basin set within a vanity storage unit. There is also a radiator and a UPVC window to the front providing natural light and ventilation.

Lounge
The lounge is a comfortable and inviting living space with ample room for a range of living room furniture. Features include engineered Oak flooring, a UPVC window to the front allowing plenty of natural light, and a useful understairs storage cupboard. An archway opens through to the kitchen/diner creating an ideal flow for modern family living.

Kitchen / diner
The kitchen/diner is a bright and spacious room designed with modern family living and entertaining in mind, offering plenty of space for a large dining table and chairs. UPVC French doors open directly onto the rear garden, helping to bring the outside in during the warmer months. The kitchen area is fitted with a stylish range of white units complemented by black work surfaces, a stainless steel sink and tiled splashbacks. Integrated appliances include a built-in double oven, ceramic hob, stainless steel extractor hood and refridgerator.

Landing
The first floor landing has a UPVC window to the side allowing natural light into the space, along with access to the airing cupboard and further doors leading to the bedrooms and family bathroom.

Bedroom 1
Bedroom 1 is a comfortable double bedroom with a UPVC window to the rear allowing plenty of natural light, along with a radiator providing year-round comfort.

Bedroom 2
Bedroom 2 is another comfortable double bedroom featuring a UPVC window overlooking the front garden and a radiator.

Bedroom 3
Bedroom 3 is a versatile single bedroom that would be ideal as a child's bedroom, nursery or home office. The room features a UPVC window to the front and a radiator.

Bathroom
The bathroom is fitted with a modern white suite comprising a WC, pedestal hand basin, and a bath with glass shower screen and mains shower over. There are tiled splashbacks completing the space.

Front Garden

The front garden has been designed for low maintenance and is finished with granite chippings. A driveway provides off road parking and access to the garage. A gated side access leads through to the rear garden.

Rear Garden

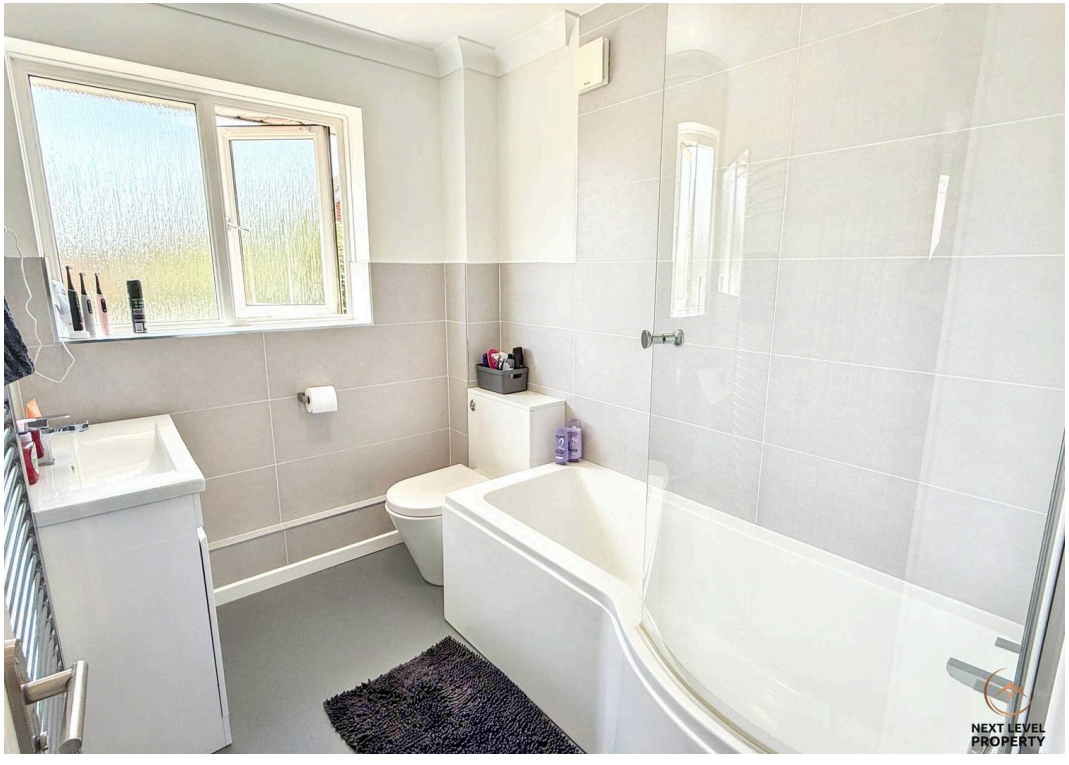
The rear garden is mainly laid to lawn and includes a paved patio area, creating an ideal space for outdoor seating and entertaining. The garden is enclosed by fenced boundaries and also includes a garden shed. A rear access door leads directly into the garage.



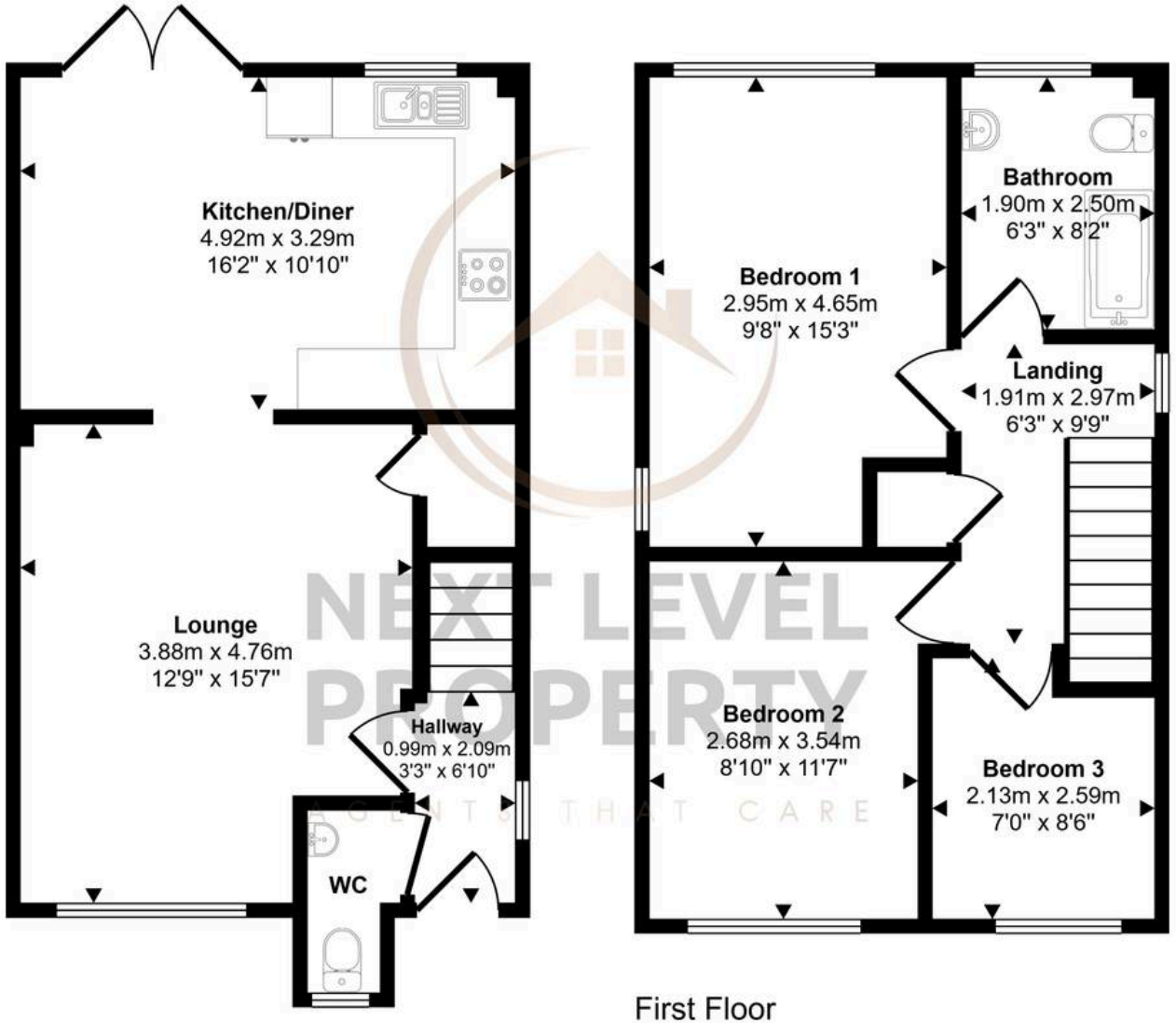

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Approx Gross Internal Area
82 sq m / 882 sq ft



Ground Floor
Approx 40 sq m / 435 sq ft

First Floor
Approx 41 sq m / 446 sq ft

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Next Level Property

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