

Total area: approx. 183.2 sq. metres (1972.0 sq. feet)



Ground floor

First floor

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Doddington Road, March, Cambs, PE15 0UX

Village Location - Beautifully Presented Detached House - 4 Bedrooms - Kitchen & Utility - Lounge & Dining Room - Family Bathroom, En-suite To Master & Ground Floor WC - Enclosed Rear Garden - Double Garage & Ample Driveway Parking - Viewing Essential - Call To View (01354) 696700

£400,000



Ground Floor

Entrance Hall
Double glazed entrance door and window to front, radiator, karndean flooring, understairs storage cupboard, stairs to first floor and doors to:

Lounge
6.27m (20'7") x 3.95m (12'11")
Two double glazed windows to side, double glazed bay window to front, fireplace with electric fire, two radiators, double glazed double doors to garden and glazed door to dining room.

Dining Room
3.37m (11'1") x 3.37m (11'1")
Double glazed window to rear, radiator and glazed door to lounge.

Kitchen/Diner
5.11m (16'9") x 3.60m (11'10")
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl composite sink with splashback, integrated fridge and dishwasher, electric, range style cooker with extractor hood over, double glazed window to side, radiator, karndean flooring, double glazed windows and double doors to enclosed rear garden.

Utility Room
3.06m (10') x 1.88m (6'2")
Fitted with a matching range of base units with worktop space over, stainless steel sink, tiled splashback, plumbing for washing



machine, space for tumble dryer and fridge freezer, radiator, karndean flooring and double glazed door to side.

Study
2.11m (6'11") x 1.88m (6'2")
Double glazed window to side, storage cupboard and shelving and radiator.

WC
Double glazed window to side, fitted with two piece suite comprising, wash hand basin with storage under and tiled splashback and low-level WC, radiator and karndean flooring.

First Floor

Landing
Double glazed window to

front, airing cupboard and radiator, doors to:

Master Bedroom (max)
5.17m (17') x 3.60m (11'10")
Double glazed window to rear, fitted with a range of built-in wardrobes radiator and door to:

En-suite
Fitted with three piece suite comprising, wash hand basin with storage under and tiled splashback, double shower enclosure and low-level WC, extractor fan, double glazed window to side, part tiled walls, tiled floor and radiator.

Bedroom 2
3.97m (13') x 3.39m (11'1")
Double glazed window to rear, fitted with a range of built-in wardrobes and radiator.



Bedroom 3
3.36m (11') x 3.36m (11')
Double glazed window to rear, fitted with a range of built-in wardrobes and radiator.

Bedroom 4
3.96m (13') x 2.7m (9'2") max
Double glazed window to front, two built-in wardrobes with sliding doors and radiator.

Bathroom
Fitted with four piece suite comprising, panelled bath, wash hand basin with storage under, tiled shower enclosure and low-level WC, extractor fan, double glazed window to front, double glazed window to side, part tiled walls, tiled flooring and radiator.



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Garage
Double garage with electric doors, double glazed door for rear access, double glazed window to side, electric sockets and lighting.

Outside
The property is set back with gravel frontage and block weave driveway parking providing access to the attached double garage and front entrance door. Access to the enclosed rear garden is by either of the two side gates which features a lawned area, paved patio areas for outdoor entertaining with established borders and mature trees, shrubs and plants in addition to a timber shed.

To the side there is a brick

built area which houses the oil tank.

EPC Rating: C



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