



19 Cedar Avenue, Doddington
March



**NEXT LEVEL
PROPERTY**
AGENTS THAT CARE

£350,000

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PROPERTY

19 Cedar Avenue

Doddington, March

Spacious four-bedroom detached home in a private Doddington cul-de-sac, featuring a superb kitchen/diner, office/snug, en-suite, garage, driveway parking and enclosed rear garden. Council Tax band: D

Tenure: Freehold

- No upward chain!
- Spacious kitchen/diner with integrated appliances
- Bright and generous lounge with French doors to garden
- Versatile office/snug converted from part of the garage
- Utility room and ground floor cloakroom
- Principal bedroom with fitted wardrobes and en-suite
- Three further well-proportioned bedrooms
- Enclosed rear garden with two patio areas
- Garage with electric roller door, workshop space and driveway parking



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Hallway

Step into a welcoming and beautifully presented entrance hall that immediately sets the tone for the rest of the home. Featuring attractive LVT flooring, a contemporary tall radiator and stylish oak-panelled doors, the space offers a modern yet practical introduction to the property. A staircase rises to the first-floor accommodation, while doors provide access to the cloakroom, lounge and impressive kitchen/diner, creating a natural flow throughout the ground floor.

Kitchen / diner

A superb kitchen/diner forming the heart of the home, thoughtfully designed to combine everyday practicality with stylish modern living. The kitchen is fitted with an attractive range of contemporary grey units complemented by contrasting butcher's block-style work surfaces, creating a warm and inviting feel. Integrated appliances include a double oven, induction hob, microwave, fridge and dishwasher, while a sink with fitted boiling water tap sits beneath a UPVC window overlooking the rear garden. A UPVC door provides convenient side access. The dining area offers ample space for a family-sized table and chairs, making it ideal for both everyday meals and entertaining guests. A UPVC window to the front aspect fills the room with natural light, creating a bright and sociable space that is sure to become the hub of family life.





Utility Room

A practical and well-equipped utility room fitted with matching base and wall units that complement the kitchen, providing valuable additional storage and workspace. There is designated space for a washing machine, tumble dryer and a tall unit with a built-in fridge/freezer. A contemporary tall radiator ensures comfort throughout the year, while a UPVC door provides direct access to the rear garden, making it an ideal space for busy family life and everyday household tasks.

Lounge

A bright and generously proportioned living room offering plenty of space for a full range of sofas, furniture and entertainment equipment. Designed with modern family living in mind, the room enjoys an abundance of natural light thanks to a UPVC window and French doors that open directly onto the rear garden, creating a seamless connection between the indoor and outdoor spaces during the warmer months. A further door leads through to the office/snug, providing valuable flexibility for those working from home or seeking an additional reception space.

Office/snug

Originally converted from one of the garages, this versatile additional reception room provides valuable extra living space and could be utilised in a variety of ways to suit a buyer's needs. Whether used as a home office, snug, playroom, hobby room or even occasional guest accommodation, it offers excellent flexibility for modern lifestyles. The room benefits from a radiator, UPVC window to the front aspect and loft access, making it a practical and adaptable space that adds further appeal to the property.





Garage

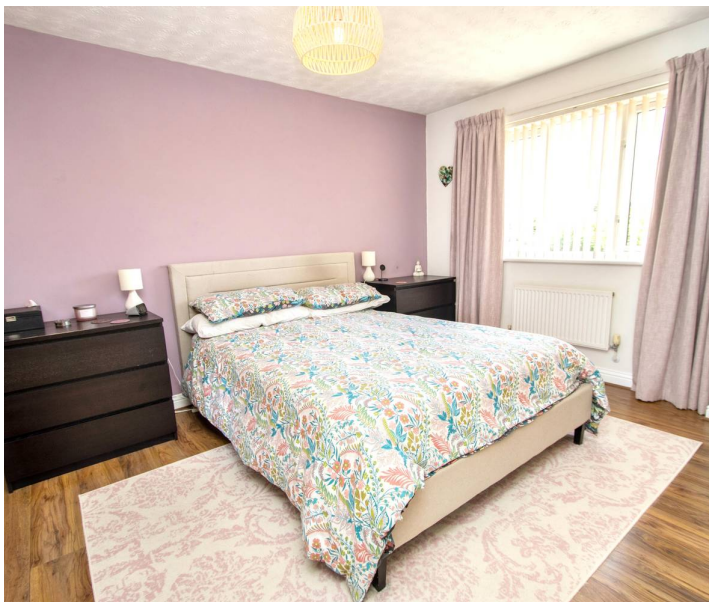
The remaining garage provides excellent storage and workshop space, benefiting from an electric roller door for added convenience together with lighting and power. A fitted workbench creates an ideal area for DIY enthusiasts, while additional storage has been created within the roof space, making full use of the available area. A highly practical addition that offers far more than simply vehicle storage.

Wc

A well-appointed ground floor cloakroom fitted with a modern WC featuring a concealed cistern and a wall-mounted hand basin with useful storage beneath. The room is enhanced by half-tiled walls for a stylish and practical finish, while a radiator and UPVC window to the front aspect provide comfort and natural light. An essential addition for busy family living and visiting guests.

Landing

The first-floor landing is bright and airy, benefiting from a UPVC window to the side aspect that allows natural light to flood the space. Doors lead to all bedrooms and the family bathroom, while loft access provides additional storage potential. A practical central landing that comfortably serves the first-floor accommodation.



Bedroom 1

A spacious principal bedroom positioned to the rear of the property, offering a comfortable and relaxing retreat. The room benefits from a range of built-in wardrobes providing excellent storage, while a UPVC window overlooks the rear garden and allows plenty of natural light to enter. A door leads directly into the en-suite shower room, adding both convenience and privacy.



En-suite

En-Suite Shower Room The en-suite is fitted with a modern suite comprising a close-coupled WC, pedestal hand basin and a generous walk-in double shower cubicle with mains-fed shower. A practical and well-designed space that comfortably serves the principal bedroom and enhances the overall appeal of the home.

Bedroom 2

A comfortable double bedroom positioned at the front of the property, offering ample space for a double bed and associated bedroom furniture. A UPVC window provides plenty of natural light, while a radiator ensures year-round comfort. An ideal guest bedroom, child's room or additional principal bedroom, depending on a buyer's requirements.

Bedroom 3

Another well-proportioned double bedroom enjoying a pleasant rear aspect overlooking the garden. The room offers ample space for a double bed and freestanding furniture, making it ideal as a guest bedroom, child's room or comfortable space for older family members. A UPVC window provides plenty of natural light, while a radiator ensures comfort throughout the year.

Bedroom 4

A well-proportioned single bedroom positioned at the front of the property, benefiting from a UPVC window that provides plenty of natural light and a radiator for year-round comfort. A versatile room that could be used as a child's bedroom, nursery, dressing room or home office, making it well suited to the needs of modern family living.



Bathroom

The family bathroom is fitted with a white suite comprising a bath, pedestal hand basin and WC. Tiled splashbacks provide a practical and easy-to-maintain finish, while a radiator ensures comfort throughout the year. A UPVC window to the front aspect allows natural light and ventilation, completing this functional family bathroom.

Garden

Occupying a pleasant position within a private cul-de-sac, the property enjoys an attractive frontage with a lawned front garden and a driveway providing off-road parking for two vehicles together with access to the garage. A gated side entrance leads through to the enclosed rear garden, offering a safe and private space for both children and pets. The rear garden is predominantly laid to lawn, creating plenty of space for outdoor activities and family enjoyment. A paved patio immediately outside the French doors provides the perfect setting for outdoor dining and entertaining, while a second patio positioned towards the rear boundary enjoys the evening sun, making it an ideal spot to relax and unwind at the end of the day. The garden is enclosed by a combination of brick walling and timber fencing, providing a good degree of privacy and security.

GARAGE

Single Garage

DRIVEWAY

2 Parking Spaces



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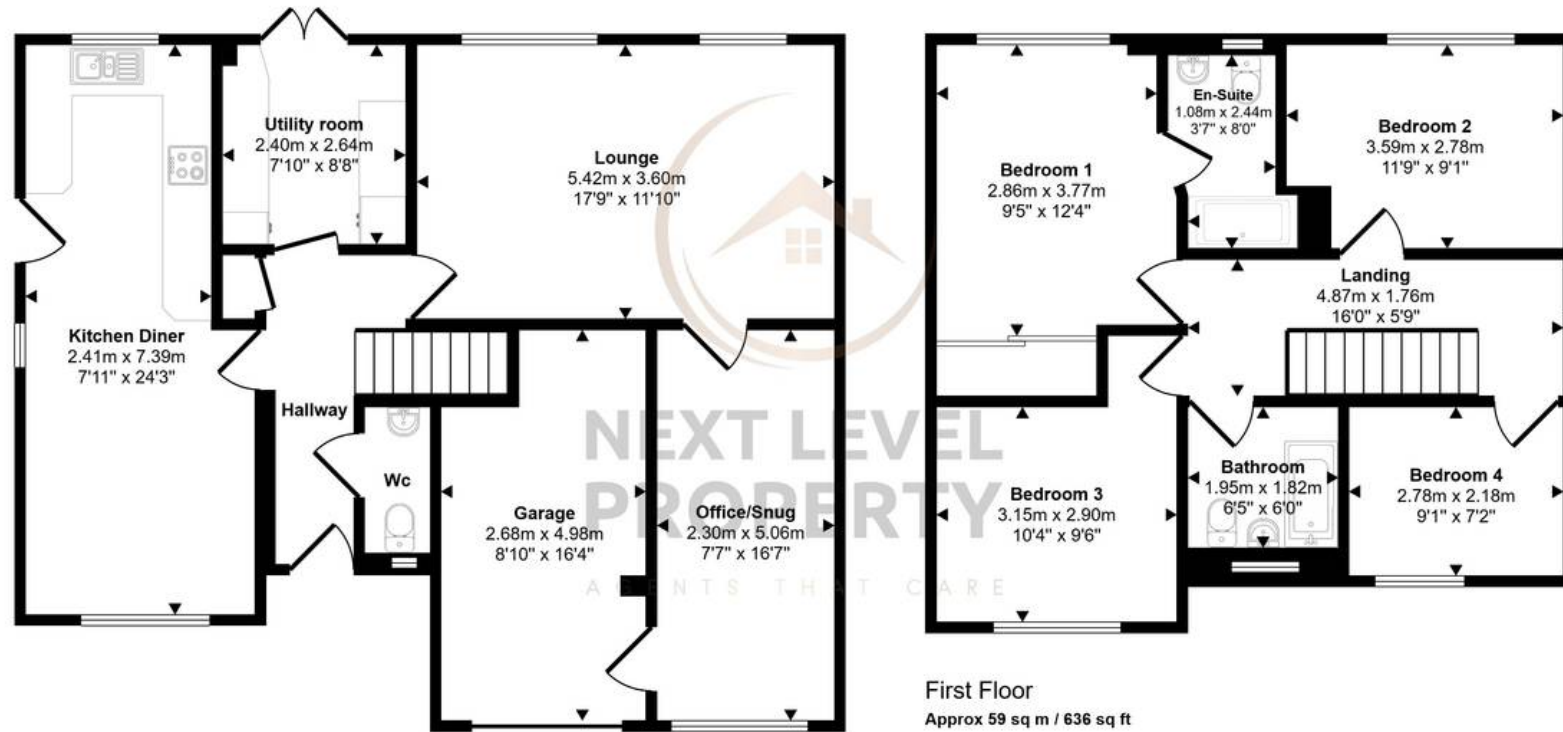




Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

Approx Gross Internal Area
143 sq m / 1535 sq ft



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.



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