



3 Millers Court, Waddingham, DN21 4AX  
£199,995

**The Property Perspective**

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Situated in the pretty, rural village of Waddingham and in catchment for some great primary and secondary schools this property is a great opportunity for somebody looking for a more rural lifestyle without the compromise on a modern home. For further information or to organise your viewing on this beautiful property, please get in touch.

**ENTRANCE HALL**

Stairs to first floor, access to all rooms

**LIVING ROOM 15'1" x 9'2" (4.6 x 2.8)**

Double glazed window to front aspect, carpet flooring

**OPEN PLAN KITCHEN DINING ROOM 24'3" x 18'4"****(7.4 x 5.6)**

Bright and spacious open plan kitchen dining room fitted with a modern range of cloor and wall units with work surfaces over, integrated appliances,, island breakfast unit, wood laminate flooring, ceiling spot lighting, living seating area, double glazed doors to rear gardens

**CLOAKROOM WC**

Low level wc, wash hand basin

**FIRST FLOOR LANDING**

Loft access, carpet flooring

**BEDROOM 16'0" x 9'2" (4.9 x 2.8 )**

Double glazed window, carpet flooring

**EN SUITE**

En suite shower enclosure, low level wc, wash hand basin

**BEDROOM 9'10" x 9'2" (3.0 x 2.8)**

Double glazed window, carpet flooring

**BEDROOM 13'1" x 7'2" (4.0 x 2.2 )**

Double glazed window, carpet flooring

**BATHROOM**

Matcing white bathroom suite with tiled surrounds

**REAR GARDENS**

Landscaped rear gardens with high degrees of natural privacy, fully enclosed with gated side access

**PARKING**

Parking for two vehicles, electric charging point

