

Total area: approx. 170.8 sq. metres (1838.4 sq. feet)



Ground floor

First floor

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Doddington Road, Wimblington, March, Cambs, PE15 0RD

Extended Detached House - 4 Bedrooms - Open Plan Kitchen/Dining Area & Utility - Lounge & Office - Four Piece Bathroom, En-Suite & WC - Enclosed Rear Garden - Generous Driveway - Village Location - A Must See!! - Call To View (01354) 696700

£450,000



Ground Floor	Open Plan Kitchen/Diner 8.73m (28'6") x 7.71m (25'2") Max Fitted with matching range of base and eye level units with composite resin worktop space over, matching island with granite worktop and installed with electrical power sockets, 5 ring induction hob, two double ovens, composite sink, space for fridge freezer, two Victorian style radiators and 1 decorative upright radiator, double glazed window to the front, bi-fold doors to the side and read and double glazed French doors leading to the garden.	Lounge 4.64m (15'2") x 3.92m (12'8") max Double glazed bay window to front, fitted carpet and single radiator.	Office 2.48m (8'1") x 2.38m (7'8") Double glazed window to side, built in storage cupboard and radiator.	En-suite Fitted with three piece suite, comprising of shower cubicle, wash hand basin, WC, part tile walls, tiled flooring with underfloor heating, double glazed window to rear. (Ensuite to be completed on agreement with a sale)	Bedroom 4 2.56m (8'5") x 2.29m (7'6") Fitted with double wardrobes, double glazed window to front, laminate flooring and radiator.
Entrance Hall Tiled flooring, storage cupboard and understairs cupboard, radiator and stairs leading to the first floor.		Utility 2.68m (8'7") x 2.56m (8'3") Worktop space with stainless steel sink, plumbing for washing machine, space for tumble dryer, door leading to the larder cupboard with radiator, double glazed window to side and single radiator.	First Floor		Bathroom Fitted with four piece suite comprising of spa bath, double shower cubicle with rainfall shower head, vanity hand basin and WC, Integrated TV which also converts into a mirror, tiled flooring with underfloor heating, tiled surround and built in storage cupboards.
		Boot Room 1.35m (4'4") x 1.01m (3'3") Stable doors leading to the garden and door to;	Landing Double glazed window to side.	Bedroom 2 4.02m (13'1") x 3.42m (11'2") Double glazed window to front, radiator and fitted carpet.	
			Bedroom 1 4.91m (16'1") x 4.00m (13'1") Double glazed window to front and rear, radiator, spotlights and LVT flooring	Bedroom 3 3.34m (10'9") x 2.63m (8'6") Double glazed window to rear, built in wardrobe, single radiator and laminate flooring.	



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Outside	The garden features a generous patio area and lawn, to the bottom of the garden is a useful workshop/outbuilding, ideal for hobbies, storage or those requiring additional workspace. A fantastic built-in BBQ area with adjoining fire pit creates a wonderful focal point and is perfect for entertaining.
WC (Outdoors) Fitted with two-piece suite comprising of WC, wash hand basin with tied splashbacks and window to rear.	
Garden & Driveway A beautifully established enclosed rear garden, landscaped with a wonderful selection of mature plants, shrubs and bushes. The garden is not overlooked, offering an excellent degree of privacy.	To the front of the property is a large, shingled driveway providing ample off-road parking. Planted with a selection of well-established shrubs, creating an attractive and welcoming approach to the property. A convenient side gate provides access through to the enclosed rear garden.

EPC- TBC



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