Manor Estate, Doddington March

OIEO £280,000 **Freehold**

Sharman Quinney

Key Features

3 2 C B

- No Onward Chain
- Beautifully Renovated Throughout
- Ample Off-Road Parking
- 29ft Workshop with Light and Power
- Generous Rear Garden

Ground Floor
Entrance Hall -
Composite front door. LVT flooring throughout ground floor. Built in storage. Stairs to first floor. Open into Kitchen/Diner/Family room.

Kitchen/Dining/Family Room -
A beautiful and light open concept space, having been completely altered by the current owners. The kitchen comprises from base units in a cottage style with gold hardware and laminate worktops with a porcelain tile backsplash and solid wood windowsill. Integrated appliances including double Hotpoint oven, Hotpoint dishwasher, AEG induction hob with centre venting and space for American style fridge/freezer. Doorway into Utility Room.

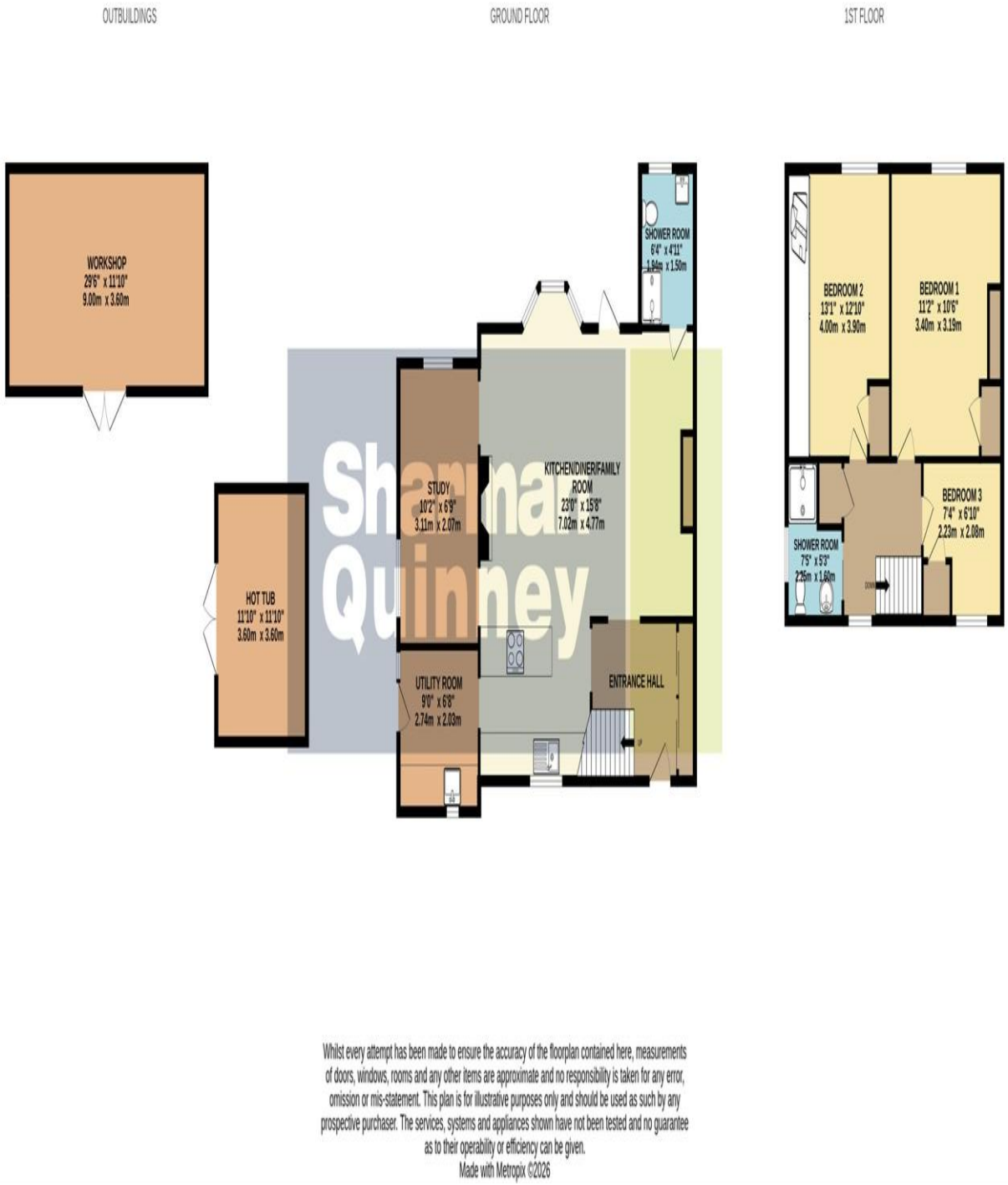
The Family Room/Lounge is a cosy space despite being open plan, a standout feature is the Dual Fuel Burner with solid oak mantel and stone hearth with Muninga Wood skirting board, the bay window with real solid wood windowsill lets in ample natural light and opens completely, making it a lovely feature in warmer summer months.

The Dining space flows nicely from the family room and kitchen, making the whole space ideal for entertaining and family life. The archway from the hallway into the dining space is framed in live Ash Wood. There is composite stable door leading out into the garden. Access into downstairs shower room.

Study -
LTV flooring continued, dual aspect windows. Ample space for desk but could also be used as a snug or playroom if needed.

Utility Room -
Accessed from kitchen. Composite door into garden and window to front. Matching units to kitchen with sink and wall units with smart storage.

Shower Room -
A recent addition to the home and at the moment unfinished but will be completed. Comprising of window to rear and three-piece suite including shower unit, low rise toilet and vanity style, space saving sink.



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First Floor
Landing -
Fitted carpet, access to all bedrooms and main bathroom. airing cupboard housing Viessmann combi boiler with upgraded magnetic filling system. Loft access.

Bedroom One -
Window to rear overlooking garden with bespoke fitted black out blinds, laminate flooring, feature wall. Built in cupboard.

Bedroom Two -
Window to rear overlooking garden with bespoke fitted blinds, fitted carpet and built in wardrobes with murphy bed and another built in cupboard.

Bedroom Three -
Window to front. Laminate flooring. Built in cupboard.

Shower Room -
Accessed via a custom-made sliding door made from great Sequoia wood with a live edge. Window to side. Fully tiled and fitted with a three-piece suite with brushed gold fixtures, walk

To view this property call Sharman Quinney on: **01354 661166**

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