

Wood Street, Doddington March

Offers in Excess of £300,000 **Freehold**

Sharman Quinney

Key Features

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- No Onward Chain
- Solar Panels
- Generous Plot
- Off Road Parking
- Peaceful Village Location

Upon entering, the hallway provides access to three bedrooms, the lounge, cloakroom and useful storage facilities. Immediately to the right is bedroom three, which is currently used as a study and additional reception space. This charming room features a large bay window to the front, an attractive feature fireplace and bespoke fitted cabinetry and shelving.
Bedroom one also benefits from a bay window overlooking the front aspect, together with a wall of built-in wardrobes.
Bedroom two enjoys views over the rear garden and offers fitted wardrobes with a central vanity area and additional shelving.
The cloakroom comprises a low-level WC and wall-mounted wash basin with useful storage beneath, complemented by a tiled splashback and frosted side window.







The lounge is a lovely reception space, featuring a large window to the side, an attractive fireplace and further built-in cabinetry, retaining much of the property's original charm. A doorway leads through to the kitchen, whilst a separate doorway provides access to an additional hallway serving the utility room and bathroom.

The kitchen is fitted with a range of base and wall-mounted units, stainless steel sink, oven with overhead extractor, space for an under-counter fridge and washing machine. Windows to the rear and side provide natural light, whilst a further door offers direct access to the garden. There is also space for a small dining table and chairs.

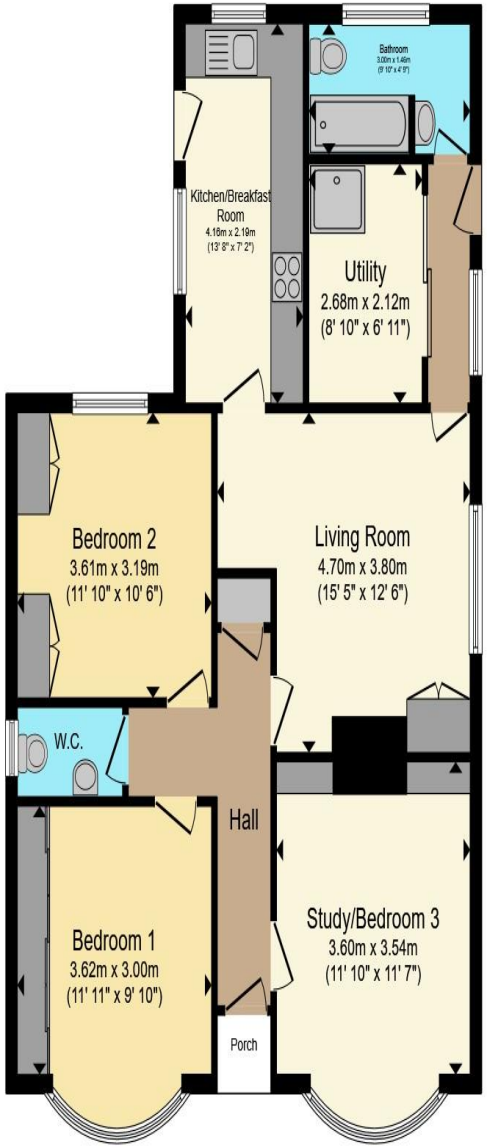
The additional rear hallway benefits from a window and external door to the side garden, with access to the utility room, which provides a shower cubicle, space for a tumble dryer and further storage. Completing the internal accommodation is the bathroom, fitted with a panelled bath, vanity wash basin and low-level WC, with a frosted window overlooking the rear.

Outside, the property is nicely screened from the road by mature hedging, with double gates opening onto the driveway. The front garden is attractively established with a variety of mature shrubs and flowering plants. A car port provides covered parking, alongside ample additional driveway space for several vehicles.

The rear garden is a particularly appealing feature, offering a generous outdoor space, predominantly laid to lawn and thoughtfully divided into several established gardening areas.







Total floor area 86.5 m² (931 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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There are also a couple of useful outbuildings, benefiting from light and power and a green house offering excellent additional storage or potential for hobbies and workshop use.
Further benefits include 22 solar panels fitted to the front and side elevations of the gable roof.

All measurements are listed on the floor plan.

Agents Notes: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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The Property Ombudsman