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THE PADDOCKS, CHRISTCHURCH, CAMBRIDGESHIRE



DESCRIPTION

The Paddocks is situated in the semi-rural village of Christchurch, the property is a substantial four/five bedroom detached family home set back from the road on a generous plot. The spacious accommodation comprises of a storm porch, entrance hall, kitchen/breakfast room, dining room, sitting room, snug, utility and cloakroom on the ground floor together with a large galleried landing, master bedroom with adjoining bathroom, three further bedrooms, study and a family bathroom on the first floor. There is double glazing throughout and oil fired central heating. The property is approached from the road along a shingle driveway leading to the double garage, the driveway splits to the front of the property leading to ample off road parking around a raised planting area. The property is set back from Green Lane with an established beech hedge boundary, to the front is a lawned garden with mature trees. The rear garden faces south west and is mainly laid to lawn with patio area.

ACCOMMODATION



ENTRANCE HALL

Stained glass entrance door to front, stairs to first floor.

KITCHEN/BREAKFAST ROOM

Two double glazed windows to rear, range of wooden wall and base units, sink and drainer with mixer tap, built in eye level stainless steel over and grill, built in electric hob with extractor fan over, built in dishwasher, built in fridge, space for dining table, telephone point, tiled floor, radiator.



DINING ROOM

Double glazed bow window to front, radiator.



SITTING ROOM

Dual aspect double glazed bay window to front, double doors to rear, feature fireplace with wooden mantle, radiator.



FAMILY ROOM

Double glazed window to front, open fireplace with brick hearth.

UTILITY ROOM

Double glazed window to rear, sink and drainer, loft access to large area above garage.

CLOAKROOM

Double glazed window to side, low level wc, wash hand basin.

GALLERIED LANDING

Loft access, radiator.

MASTER BEDROOM

Double glazed window to front, built in wardrobes, radiator.



EN-SUITE BATHROOM

Doubled glazed window to side, radiator, low level wc, basin, bath and separate shower cubicle.

BEDROOM 2

Double glazed window to rear, radiator.

BEDROOM 3

Double glazed window to rear, radiator.

BEDROOM 4

Double glazed window to front, radiator.

STUDY/BEDROOM 5

Double glazed window to front, radiator.

OUTSIDE

The property sits on a generous plot set back from the road. There is mature beech hedge boundary to the front. The property is approached from the road via a shingled driveway leading to the front, rear and double garage.



SERVICES

Tenure: Freehold.

Council Tax: E

Local Authority: Fenland District Council.

Oil fired central heating. Mains electricity, water and drainage.

Postcode: PE14 9PG

EPC: TBC



GENERAL REMARKS and STIPULATIONS

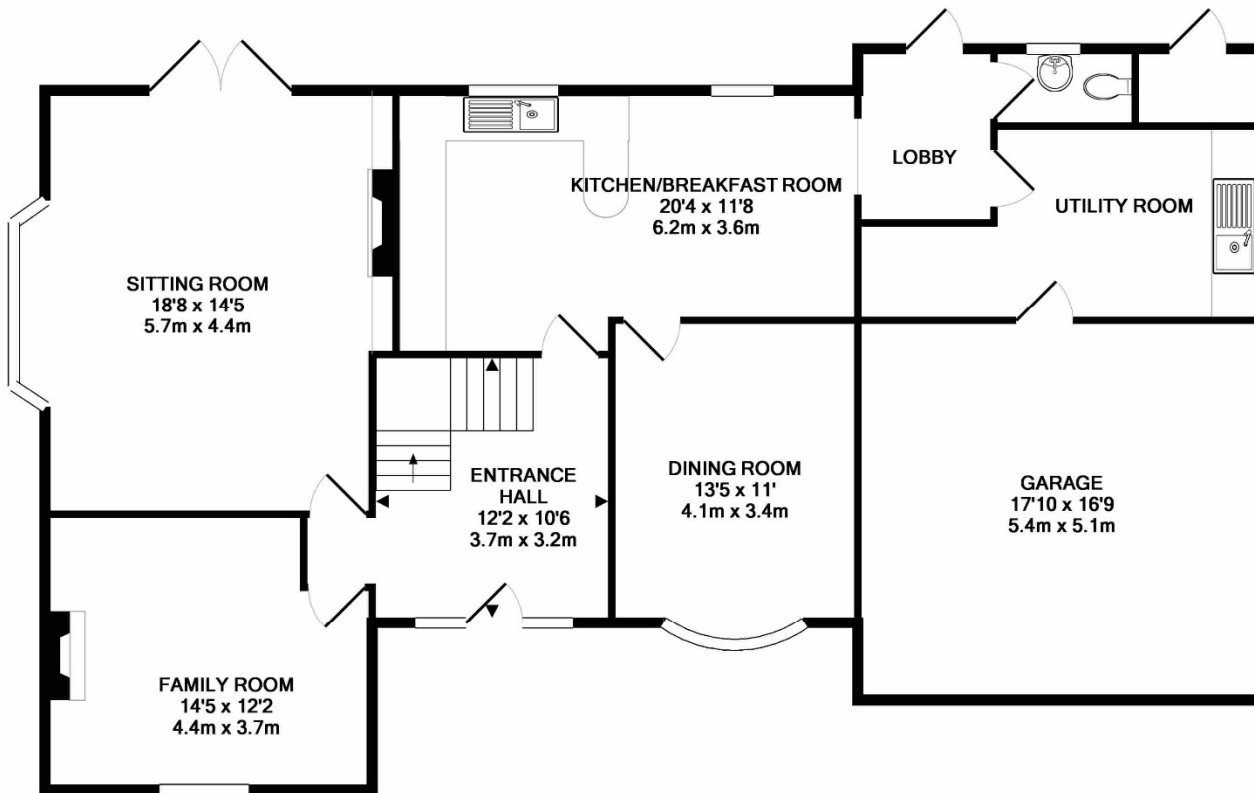
Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

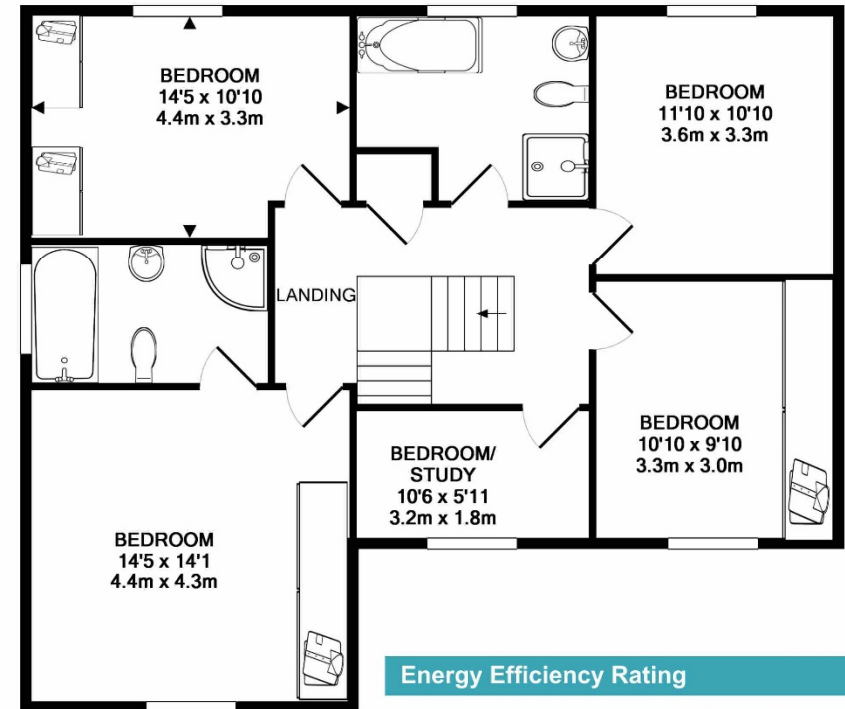
Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell.

Agents Note: Intending buyers will be asked to produce original Identity Documentation and Proof of Address before Solicitors are instructed.



GROUND FLOOR
APPROX. FLOOR
AREA 1476 SQ.FT.
(137.1 SQ.M.)



TOTAL APPROX. FLOOR AREA 2423 SQ.FT. (225.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

Current	Potential
43	80

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