



## **Paddock House, Station Road, Ten Mile Bank, PE38 0EP**



**Guide Price**  
**Date available: Now**  
**£1,620.00 P.C.M.**

- **Beatrice Carter Introduces you to this Immaculately Finished Newly Built 4 Bedroom Detached Home in a Quiet Village Near Ely.**
- **Stunning Open Planned Newly Fitted Kitchen / Dining Room with Appliances , Breakfast Bar and By Folding Doors Leading to the Patio Area and Rear Garden.**
- **Good Sized Living Room with Feature Brick Work on Rear Wall.**
- **Separate Utility Room and WC on Ground Floor.**
- **Large Master Bedroom with Field Views and an Impressive En-Suite with Rainfall Shower Head.**
- **3 Further Bedrooms to First Floor and Spacious Family Bathroom also Benefiting from a Rainfall Shower Head Over Bath.**
- **Air Source Heating Under Floor Heating to Ground Floor with Controls in Each Room.**
- **Private Shingle Driveway and Parking with Single Garage with Electric Up and Over Door.**
- **Total Living Space: 1593 SqFt.**
- **Energy Rating B88.**
- **Early Viewings Recommended.**



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## **ENTRANCE HALL** 12'8' x 4'6'

Leading to all other rooms on Ground Floor and Stairs to First Floor.

## **WC** 7'8' x 3'9'

Vinyl Flooring,  
Hand Basin,  
Toilet.

## **LIVING ROOM** 14'10' x 14'7'

Large Bay Window to the front of the Property,  
Feature Brick Work on Back Wall,  
Telephone Point,  
TV Point.

## **KITCHEN /BREAKFAST ROOM /**

## **DINING ROOM** Kitchen Area 16'7' x 13'1'

Dining Room Area 18'3' x 7'10'

Good Sized Open Planned Kitchen / Breakfast Room /Dining Room Area with a High Standard of Finish,  
By Folding Doors Leading to Patio Area and Rear Garden,  
5 Ring Induction Ceramic Hob,  
Integrated Fridge Freezer,  
Electric Double Oven,  
Cooker Hood Fitted,  
Space for Dishwasher,  
Breakfast Bar.

## **UTILITY ROOM** 5'11' x 5'1'

Space for Washing Machine,  
Space for Condensed Dryer,  
Alarm Panel,  
Under Stairs Cupboard with Hot Water Tank and Controls for Heating.

## **FIRST FLOOR**

## **LANDING**

Open Planned Landing with Storage Cupboard.

## **BEDROOM 1** 16'5' x 13'10'

Large Master Bedroom Over Looking Fields to the Rear of the Property,  
Carpet and Blinds to be Fitted,  
TV Point,  
Telephone Point.  
Door Leading to En-Suite.

## **EN-SUITE**

Vinyl Flooring,  
Corner Quadrant Shower Cubical with Rainfall Shower Head,  
Hand Basin,  
Toilet.

## **BEDROOM 2** 12'0' x 11'3'

Carpet and Blinds to be Fitted, TV Point.

## **BEDROOM 3** 14'3' x 11'4'

Carpet and Blinds to be Fitted,  
TV Point.

## **BEDROOM 4** 9'0' x 7'8'

Carpet and Blinds to be Fitted,  
TV Point.

## **BATHROOM** 7'8' x 7'9'

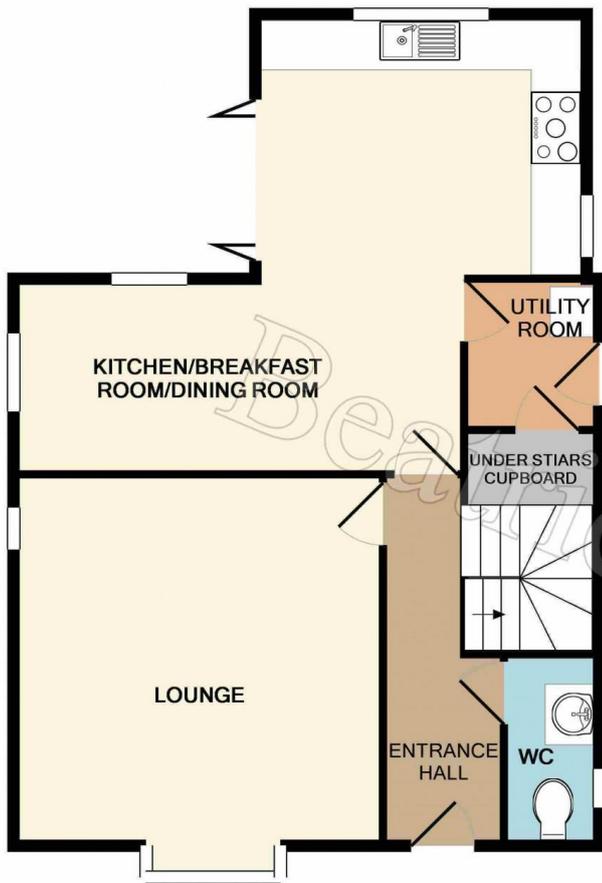
Vinyl Flooring,  
Bath with Shower Oven,  
Hand Basin with Cupboards,  
Toilet.

## **ACCOMMODATION INCLUDES**

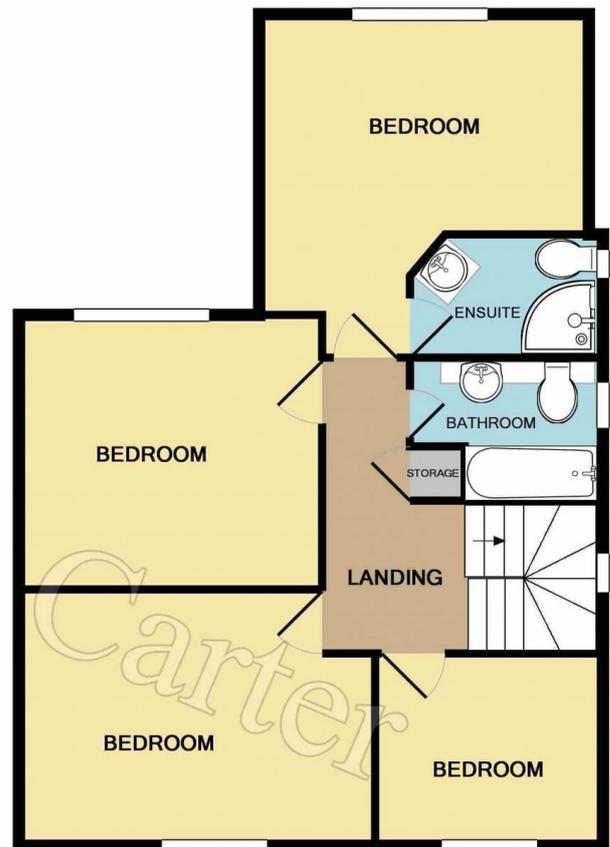
Open Medium Front and Rear Garden with Patio Area at Rear,  
Single Garage with Up and Over Electric Door,  
Private Single Driveway,  
Underfloor Air Source Heating to Ground Floor and Air Source Heating to Radiators on First Floor,  
Long Let,  
Sorry No Pets.

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GROUND FLOOR



1ST FLOOR

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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## Property Misdescriptions Act

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