

Offers in Region
£325,000

Cedar Avenue, Doddington, Cambridgeshire PE15 0LD



To arrange a viewing call us now on 01354 694900

This spacious and versatile four bedroom detached family home is well located within a small CUL-DE-SAC and has ample off road parking and a single GARAGE.

The accommodation comprises separate living and dining rooms, office/playroom, good size kitchen, four bedrooms with the master having an EN-SUITE, plus a family bathroom.

There is a good size garden to the rear with an extensive patio area.

Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA
Tel: 01354 694900 Email: info@elliswinters.co.uk www.elliswinters.co.uk

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GROUND FLOOR

HALL

Stairs rising to first floor, under stairs storage cupboard.

WC

2.31m (7'7") x 0.87m (2'10")
Fitted with a low level WC and hand wash basin. Window to side.

LIVING ROOM

4.48m (14'8") x 3.55m (11'8")
Double doors leading in from hall, feature panelled wall, double doors garden.

DINING ROOM

3.55m (11'8") x 2.60m (8'6")
Two windows to front.

OFFICE/PLAYROOM

2.88m (9'5") x 2.03m (6'8")
Box bay window to front.

KITCHEN

5.14m (16'10") x 2.60m (8'6")
Fitted with a matching range of wall and base units housing single electric pyrolytic oven and four ring ceramic hob with extractor hood over, plumbing for washing machine and space for tumble drier, additional space for fridge/freezer, integrated dishwasher, double doors out to rear garden.

BEDROOM 4

2.62m (8'7") max. x 2.55m (8'4")
Window to rear.

BATHROOM

2.69m (8'10") x 1.42m (4'8")
Fitted with a panelled bath, wash hand basin set within vanity unit and low level WC.
Window to side.

OUTSIDE

A driveway to one side of the property provides ample off road parking and leads to the GARAGE 5.20m (17'1") x 2.95m (9'8") which has standard up and over door, power and light plus separate courtesy door leading out to the rear garden. There is an electric car charging point.

The rear garden is laid mainly to lawn with paved patio area, pergola, storage shed and decking at the rear which is bridged over a dyke.

SERVICES

Mains gas, electricity, water and drainage.
The property has gas fired central heating.

TENURE

Freehold

Fenland District Council tax band D
Energy rating C

FIRST FLOOR

MASTER BEDROOM

2.97m (9'9") x 3.11m (10'2")
Two windows to rear, fitted wardrobes.

EN-SUITE

2.69m (8'10") x 1.06m (3'6") max.
Fitted with a single shower cubicle, low level WC and hand wash basin set within vanity unit. Towel rail.

BEDROOM 2

3.98m (13'1") x 2.60m (8'6")
Two windows to front.

BEDROOM 3

3.05m (10') x 2.33m (7'8")
Window to front.

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.

