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£425,000

Cedar Avenue, Doddington, Cambridgeshire PE15 0LD



To arrange a viewing call us now on 01354 694900

This exceptional four bedroom DETACHED family home is presented to show home standards both inside and out and is neatly tucked in the corner of a CUL-DE-SAC, with the local Primary School only a few minutes' walk away.

The accommodation comprises modern kitchen/dining room, living room, family room, office, and cloakroom. Upstairs is the family bathroom and four good size bedrooms with the master having an en-suite bathroom.

To the front there is ample off road parking plus a double GARAGE and to the rear is a beautifully manicured garden with an incredible glass sided FISHPOND!

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GROUND FLOOR

ENTRANCE HALL

Stairs rising to first floor, utility cupboard which has space for tumble drier plus storage area, window to side.

LIVING ROOM

4.89m (16'1") x 3.63m (11'11")
Double doors out to garden with windows to each side, built in media unit with feature electric fire.

KITCHEN/DINING ROOM

5.80m (19') x 3.13m (10'3")
Fitted with a modern range of wall and base units which have stunning quartz worktops, eye level double electric ovens/microwave, ceramic induction hob, integrated dishwasher and washing machine which both have digital on floor light display, ceramic sink and drainer with water softener, integrated bins, breakfast bar, built in TV (available for sale by separate negotiation). Window to rear, bi-fold doors out to rear garden.

FAMILY ROOM

3.73m (12'3") x 3.05m (10')
Window to front.

OFFICE

2.01m (6'7") x 2.00m (6'7")
Window to front.

WC

1.96m (6'5") x 1.16m (3'10") max.
Fitted with a low level WC and hand wash set within vanity unit. Window to side.

FIRST FLOOR

BEDROOM 1

4.30m (14'1") x 3.05m (10')
Window to front, fitted wardrobes.

EN-SUITE BATHROOM

2.66m (8'9") x 2.60m (8'6")
Fitted with a panelled bath which has mains shower over, low level WC and hand wash basin. Window to rear.

BEDROOM 2

3.77m (12'4") x 3.28m (10'9")
Two windows to rear, soft close fitted wardrobes and vanity unit/desk.

BEDROOM 3

3.70m (12'2") x 3.69m (12'1")
Window to front.

BEDROOM 4

3.22m (10'7") x 2.07m (6'9")
Window to front.

BATHROOM

2.63m (8'8") x 2.39m (7'10")
Fitted with a panelled bath, low level WC and hand wash basin. Window to rear.

OUTSIDE

The front garden is laid to hard standing providing ample off road parking which also leads to the double garage which has electric sectional doors, power and light. There is a separate courtesy door to the side plus an enclosed loft space. Electric car charging point.

A side gate leads to the rear where the garden is laid to lawn with patio area and raised feature pond with glass view panels. Please note the fish will NOT remain.

SERVICES

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

TENURE

Freehold

Fenland District Council tax band E

Energy rating C

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.

Ground Floor

First Floor

