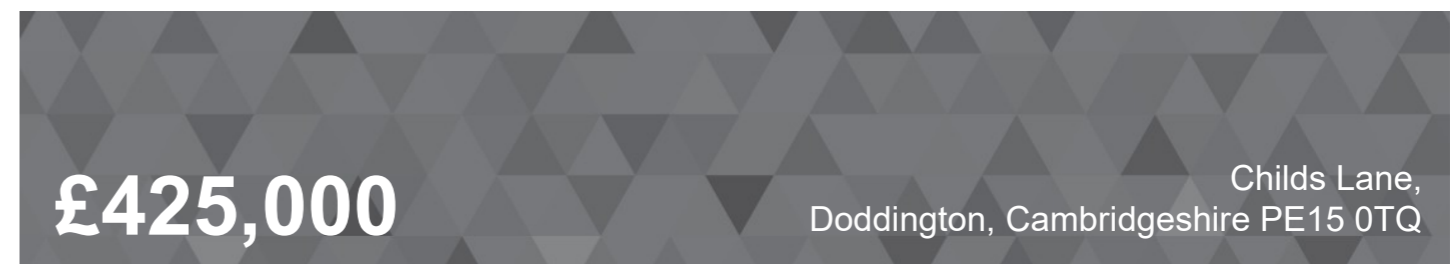




Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA
Tel: 01354 694900 Email: info@elliswinters.co.uk www.elliswinters.co.uk

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£425,000

Childs Lane,
Doddington, Cambridgeshire PE15 0TQ



To arrange a viewing call us now on 01354 694900

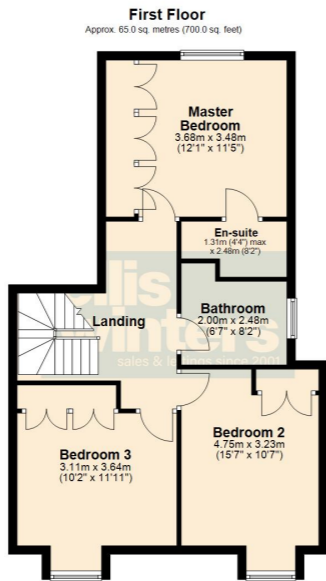
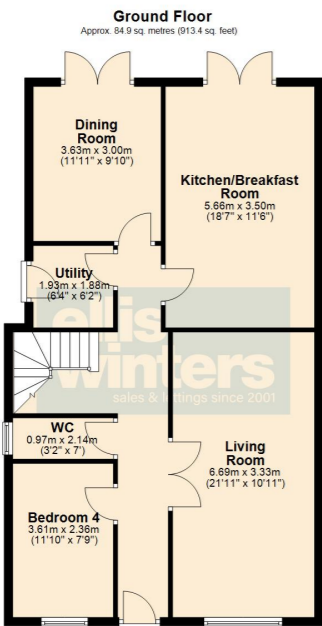
Welcome to this deceptively spacious FOUR-BEDROOM DETACHED CHALET-STYLE home, where comfort meets practicality. Nestled in a SOUGHT-AFTER LOCATION, this impressive property boasts an abundance of OFF-ROAD PARKING and a DOUBLE GARAGE, making it perfect for families and guests alike. Inside, you'll find a generous layout featuring separate living and dining rooms, ideal for entertaining, alongside a SPACIOUS KITCHEN/BREAKFAST ROOM that invites culinary creativity. The ground floor also conveniently hosts a bedroom, perfect for guests or multi-generational living. Upstairs, discover three additional double bedrooms, each offering ample space and natural light, complemented by a family bathroom and an EN-SUITE for ultimate convenience. Step outside to a well-proportioned garden at the rear, providing a serene outdoor oasis for relaxation and play.

This delightful home is a perfect blend of space, functionality, and charm—your new haven awaits!

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Total area: approx. 149.9 sq. metres (1613.4 sq. feet)

GROUND FLOOR

Living Room
6.69m (21'11") x 3.33m (10'11")
Window to front, feature fireplace housing gas fire.

Kitchen/Breakfast Room
5.66m (18'7") x 3.50m (11'6")
Fitted with a matching range of wall and base units housing eye level double electric oven and NEFF induction hob with extractor hood over, integrated dishwasher, fridge and two freezers, under floor heating, French doors leading out to rear garden.

Dining Room
3.63m (11'11") x 3.00m (9'10")
French doors leading out to rear garden.

Utility
1.93m (6'4") x 1.88m (6'2")
Fitted with a matching range of wall and base units with plumbing for washing machine and space for tumble drier, single sink and drainer, wall mounted gas boiler, door out to garden.

Bedroom 4
3.61m (11'10") x 2.36m (7'9")
Window to front.

WC
2.14m (7') x 0.97m (3'2")
Fitted with a low level wc and hand wash basin. Window to side.

FIRST FLOOR

Master Bedroom
3.68m (12'1") x 3.48m (11'5")
Window to rear, fitted wardrobes.

En-suite
2.48m (8'2") x 1.31m (4'4") max.
Fitted with a single shower cubicle, low level wc and hand wash basin. Velux window to side.

Bedroom 2
4.75m (15'7") x 3.23m (10'7")
Window to front, fitted wardrobes.

Bedroom 3
3.64m (11'11") x 3.11m (10'2")
Window to front, fitted wardrobes.

Bathroom
2.48m (8'2") x 2.00m (6'7")
Fitted with panelled bath and separate shower cubicle, low level wc and hand wash basin. Window to side.

OUTSIDE

There is an extensive gravel driveway providing ample off road parking and leads to the double garage which has standard up and over doors, power and light.

To the rear, the garden has an extensive patio area with shrub borders and the balance laid to lawn. There is a large storage shed which has power and light.

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.

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