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£475,000 Doddington Road,
Benwick, March, Cambridgeshire PE15 0UT



To arrange a viewing call us now on 01354 694900

Offered for sale with no forward chain, this deceptively spacious property presents an incredible opportunity that surpasses initial impressions! Upon entering, you will be captivated by the generous layout and versatile living spaces this home has to offer. The heart of the property features a stunning kitchen/dining/family room, complete with a fabulous inglenook-style fireplace and a charming bread oven. In addition, there are separate living and sitting rooms, an office for your work-from-home needs, and a convenient ground floor shower room.

Venture upstairs to discover four generously sized double bedrooms, two with en-suites, ensuring comfort and privacy for all. The luxury bathroom, adorned with a classic roll-top bath, provides a tranquil retreat for relaxation. This is a must-see home that perfectly blends charm, functionality, and modern living!



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Total area: approx. 266.5 sq. metres (2869.0 sq. feet)

GROUND FLOOR

Sitting Room

3.61m (11'10") x 3.39m (11'1")
Window to front, feature exposed brick fireplace. Used as an additional bedroom by our seller.

Living Room 3.63m (11'11") x 3.62m (11'11") Window to front, fireplace housing woodburning stove.

Kitchen / Dining / Family Room 8.25m (27'1") x 6.72m (22'1") max. Fitted with a matching range of base units, housing eye level single electric oven, induction hob with extractor over, integrated dishwasher, worktop in a neutral colour palette, separate La Nordic Rosa cooker, inglenook style fireplace with feature bread oven, two windows to rear, bi-fold doors leading out to rear garden.

Utility

3.21m (10'6") x 1.65m (5'5")

Fitted with base units plus a larder unit, plumbing for washing machine and space for fridge/freezer, window to side.

Office

3.90m (12'10") x 2.60m (8'6") Window to rear.

Shower Room

4.52m (14'10") x 1.56m (5'1")

Fitted with a four piece suite comprising double shower cubicle, low level wc, bidet and hand wash basin. Feature panelling.

FIRST FLOOR

Master Bedroom

7.66m (25'2") x 5.56m (18'3")
Two windows to rear with field views, fitted wardrobes with open fronts.

En-suite

3.04m (10') x 1.76m (5'9")

Large walk-in shower cubicle with small bath, feature stone basin on wooden stand, low level wc

Bedroom 2

5.06m (16'7") x 2.31m (7'7") Window to front, feature exposed beams.

En-Suite 2

Fitted with a single shower cubicle, feature wash hand basin and low level wc. Window to rear.

Bedroom 3

3.63m (11'11") x 3.61m (11'10") Window to front, over stairs cupboard.

Bedroom 4

3.62m (11'11") x 3.40m (11'2") Window to front, fireplace housing woodburning stove.

Bathroon

3.40m (11'2") x 2.53m (8'4")

Fitted with a freestanding roll top bath with stunning shower attachment over, high level wc and wash hand basin. Window to side.

OUTSIDE

The front of the property is enclosed by three bar fencing and a gate leads to a block paved driveway which provides ample off road parking.

Double Garage

6.38m (20'11") x 4.63m (15'2") Power and light plus separate courtesy door leading into the property.

To the rear, the well proportioned garden is laid mainly to lawn with extensive patio area, summerhouse and feature willow tree.

There is also a working Well, which provides much needed water for the garden.

Please not the greenhouse and hot tub are available by separate negotiation.

SERVICES

The property has mains, electricity, water and drainage. Our sellers have installed a rainwater harvest system and the majority of their water comes from this. Heating is via calor gas and a tank is in the rear garden. There is under floor heating to the ground floor of the property.

Freehold

Energy rating C

Fenland District Council tax band E

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.

