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**elliswinters&co**



**£290,000**

Cedar Avenue, Doddington, Cambridgeshire PE15 0LD



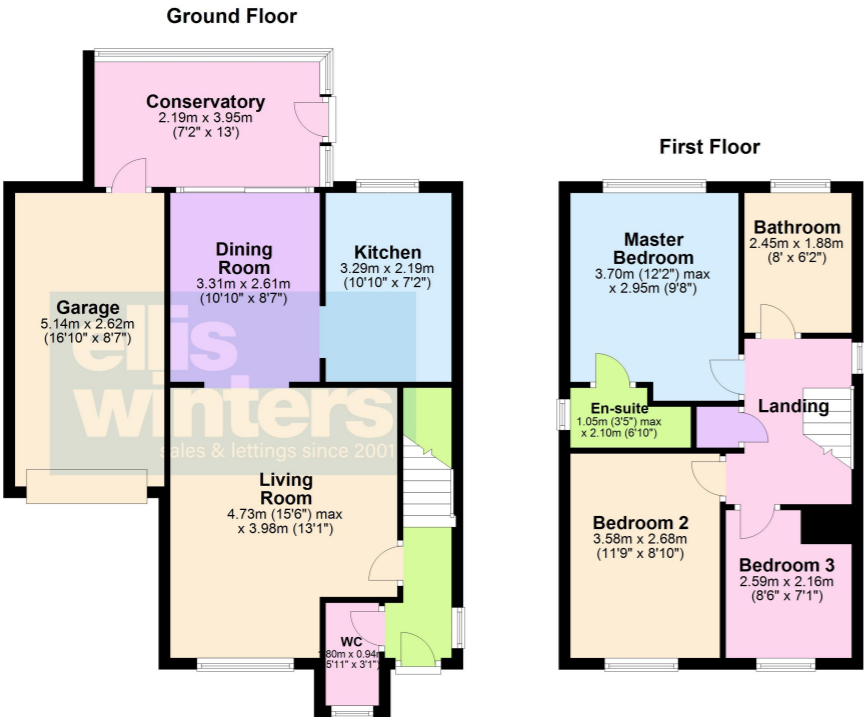
**To arrange a viewing call us now on 01354 694900**

This delightful THREE-BEDROOM DETACHED house offers a perfect blend of comfort and is an ideal family home. As you enter, you are greeted by a spacious LOUNGE/DINER which flows into the bright CONSERVATORY providing a lovely space to relax and enjoy the surrounding views. The well-appointed kitchen and the convenient ground floor cloakroom adds to the practicality of the layout. Upstairs, you'll discover three generous bedrooms, including a master complete with an ENSUITE shower room for your privacy and convenience. An additional family bathroom ensures ample amenities for everyone in the household. Outside, this property boasts a SINGLE GARAGE and OFF-ROAD PARKING, making it easy for family parking. With its prime location in the sought-after village of Doddington, this home is perfect for families looking for a peaceful retreat with all the necessary conveniences. Don't miss the opportunity to make this wonderful house your home!

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GROUND FLOOR

**HALL**  
Stairs rising to first floor.

**WC**  
1.80m (5'11") x 0.94m (3'1")  
Fitted with a low level WC and hand wash basin. Window to front.

**KITCHEN**  
3.29m (10'10") x 2.19m (7'2")  
Fitted with a matching range of wall and base units housing eye level single electric oven and ceramic hob, plumbing for washing machine and space for fridge, window to rear.

**LIVING ROOM**  
4.73m (15'6") max. x 3.98m (13'1")  
Window to front, feature fireplace housing gas fire, under stairs storage cupboard.

**DINING ROOM**  
3.31m (10'10") x 2.61m (8'7")  
Patio doors into conservatory. Surface air unit which blows both hot and cold air.

**SUN LOUNGE**  
3.95m (13') x 2.19m (7'2")  
Solid roof making this a very useable room, door out to garden.

FIRST FLOOR

**LANDING**  
Surface air unit which blows both hot and cold air.

**MASTER BEDROOM**  
3.70m (12'2") max. x 2.95m (9'8")  
Window to rear, fitted wardrobes and over bed storage.

**EN-SUITE**  
2.10m (6'10") x 1.05m (3'5") max.  
Fitted with a single shower cubicle, low level WC and hand wash basin. Window to side.

**BEDROOM 2**  
3.58m (11'9") x 2.68m (8'10")  
Window to front, fitted wardrobes and over bed storage.

**BEDROOM 3**  
2.59m (8'6") x 2.16m (7'1")  
Window to front.

**BATHROOM**  
Fitted with a double shower cubicle, low level WC and hand wash basin set within vanity unit. Window to rear

**OUTSIDE**  
The front garden has been landscaped with sleepers, gravel and feature plants. A driveway to one side provides off road parking and leads to the single garage which has electric remote door.

**SERVICES**  
Mains gas, electricity, water and drainage. The property has gas fired central heating. The seller informs us that the boiler is approx. 2 years old

**AGENTS NOTE**  
The property has the benefit of solar panels which are owned and not leased. Our seller advises that he receives approx. £1,000 p.a. from these.

**TENURE**  
Freehold

Fenland District Council Tax band - C  
Energy rating – B  
EPC B

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.