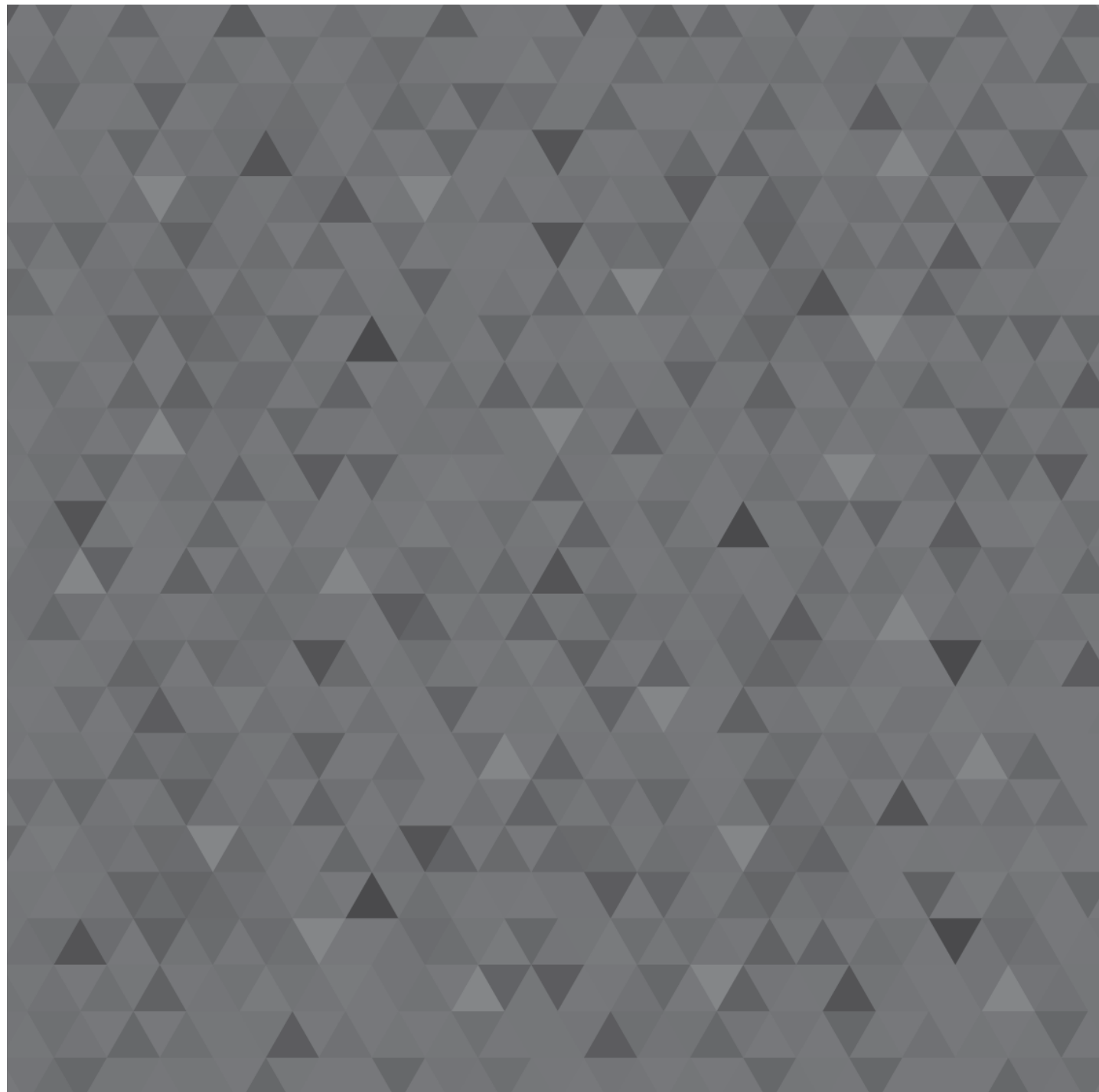




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£450,000

Highbury House, 5 Doddington Rd, Wimblington, PE15 0RA



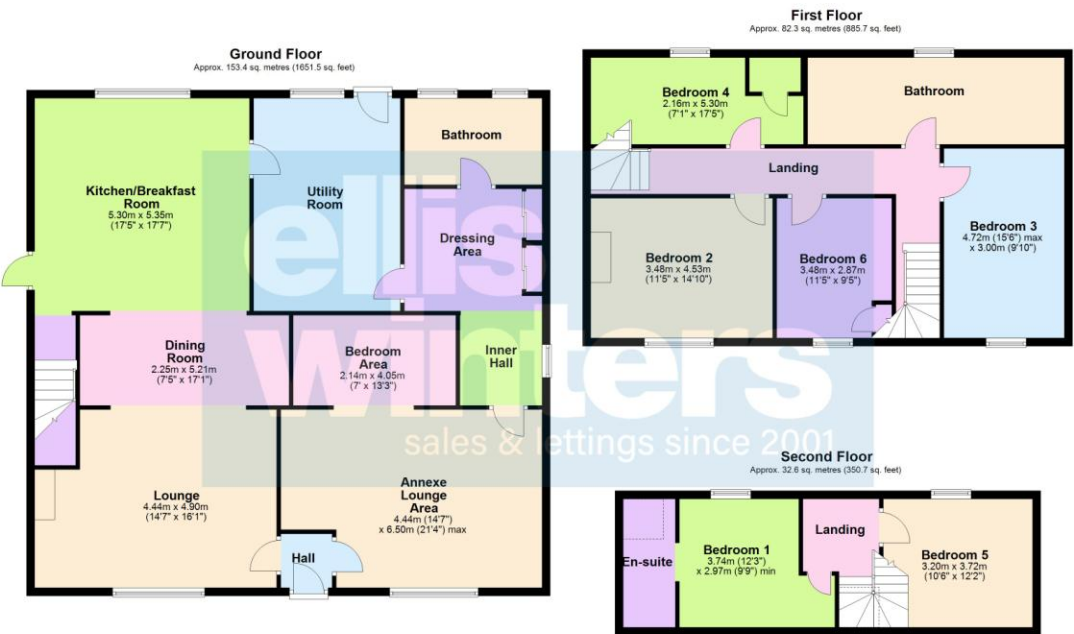
To arrange a viewing call us now on 01354 701000

Versatile and quirky accommodation! This home is very unique and would be perfect for multi generational living. Accommodation comprises lounge with log burner, dining room opening to refitted kitchen/breakfast room, utility room, ground floor living room/bedroom with dressing room and four piece bathroom. There are six further bedrooms with ensuite to master and family bathroom. Outside there is a generous garden and off road parking. EPC D

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Ground Floor

Hall
Radiator.

Lounge
4.90m (16'1") x 4.44m (14'7")
Window to front, inglenook fireplace with multi fuel burner, radiator, open plan to:

Dining Room
5.21m (17'1") x 2.25m (7'5")
Open plan to:

Kitchen/Breakfast Room 5.35m (17'7") x 5.30m (17'5")
Refitted w ith a range of wall and base units with central island and breakfast bar, integral appliances including oven, hob, hood, dishwasher, sink unit w ith mixer tap, bin storage, double pantry cupboard, w indow to rear, stairs to first floor, door to side.

Utility Room
Wall and base units, plumbing for washing machine, sink unit, w indow to rear, door to garden.

Annexe Lounge Area
6.50m (21'4") max x 4.44m (14'7")
Window to front, two radiators, open plan to:

Bedroom Area
4.05m (13'3") x 2.14m (7')

Inner Hall
Window to side, radiator, opening to:

Dressing Area
Two sliding door wardrobes.

Bathroom
Fitted w ith a four piece suite comprising corner bath, separate shower cubicle, wash hand basin and WC, two windows to rear, heated towel rail.

First Floor & Landing
Radiator, stairs to second floor.

Bedroom 2
4.53m (14'10") x 3.48m (11'5")
Window to front, radiator.

Bedroom 3
4.72m (15'6") max x 3.00m (9'10")
Window to front, radiator.

Bedroom 4
5.30m (17'5") x 2.16m (7'1")
Window to rear, cupboard housing gas fired boiler and hot water tank, radiator.

Bedroom 6
3.48m (11'5") x 2.87m (9'5")
Window to front, cupboard, radiator.

Bathroom
Fitted w ith a four piece suite comprising bath, separate shower unit, wash hand basin and WC, w indow to rear, radiator.

Second Floor & Landing
Skylight w indow.

Bedroom 1
3.74m (12'3") x 2.97m (9'9") min
Window to rear, radiator, fitted wardrobes and cupboards.

En-suite
Shower unit, wash hand basin and WC, skylight, radiator.

Bedroom 5
3.72m (12'2") x 3.20m (10'6")
Window to rear, radiator, fitted cupboards.

Outside
The rear garden is laid mainly to lawn with pergola and raised beds w ith outside water and electric, there is also parking at the rear accessed from Bell Gardens.

Freehold
Council tax band D

Buyer ID Checks
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

Disclaimer
All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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