

£550,000

Benwick Road, Doddington, Cambs PE15 0TY



To arrange a viewing call us now on 01354 694900

Set within a peaceful rural location and enjoying attractive field views to the rear, this impressive brand-new five-bedroom detached home offers exceptional space, flexibility and modern family living throughout.

Designed with both comfort and practicality in mind, the ground floor features a stunning open-plan kitchen, dining and family room that forms the heart of the home, alongside a separate living room and a dedicated playroom, ideal for growing families or those working from home. A useful utility/boot room and a contemporary ground-floor shower room add further convenience. On the first floor, the property boasts five generous double bedrooms, including a spacious principal bedroom with en-suite shower room, complemented by a well-appointed family bathroom.

Outside, the home benefits from ample off-road parking and an enclosed garden backing onto open fields, providing a wonderful rural outlook and a sense of privacy.

ellis winters 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA
Tel: 01354 694900 Email: info@elliswinters.co.uk www.elliswinters.co.uk

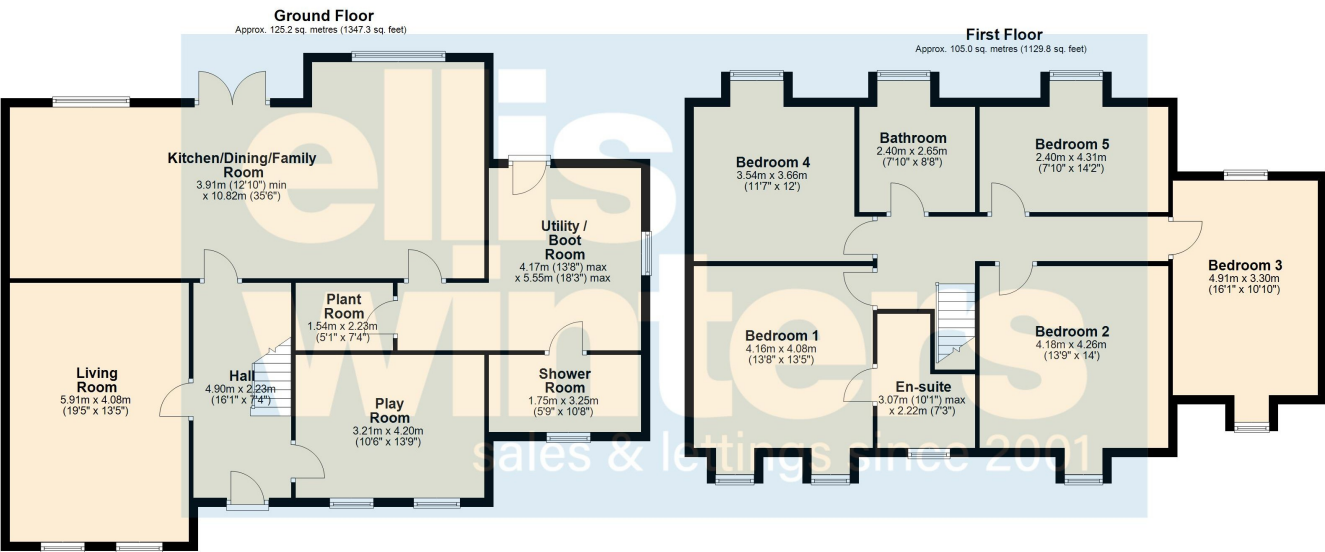
ellis winters
sales & lettings since 2001



ellis winters
sales & lettings since 2001

£550,000

Benwick Road, Doddington, Cambs PE15 0TY



Total area: approx. 230.1 sq. metres (2477.1 sq. feet)

Ground Floor

Kitchen/Dining/Family Room
10.82m (35'6") x 3.91m (12'10") min
Fitted with matching wall and base units housing single electric oven and fitted microwave, five ring inductionhob with extractor hood over, integrated dishwasher and fridge/freezer, wooden worktops, island with additional cupboards, window to rear, floor to ceiling windows and double doors out to garden

Living Room
5.91m (19'5") x 4.08m (13'5")
Two windows to front

Play Room
4.20m (13'9") x 3.21m (10'6")
Two windows to front

Utility / Boot Room
5.55m (18'3") max x 4.17m (13'8") max
Plumbing for washing machine, space for tumble drier, 1 ½ sink and drainer, plank room, window to side, door out to garden

Shower Room
Fitted with a double shower cubicle, low level wc and hand wash basin set within vanity unit. Window to front.

First Floor

Bedroom 1
4.16m (13'8") x 4.08m (13'5")
Two windows to front

En-suite
3.07m (10'1") max x 2.22m (7'3")
Fitted with a double shower cubicle, low level wc and hand wash basin set within vanity unit. Window to front

Bedroom 2
4.26m (14') x 4.18m (13'9")
Window to front

Bedroom 3
4.91m (16'1") x 3.30m (10'10")
Windows to both front and rear.

Bedroom 4

3.66m (12') x 3.54m (11'7")
Window to rear

Bedroom 5
4.31m (14'2") x 2.40m (7'10")
Window to rear

Bathroom
2.65m (8'8") x 2.40m (7'10")
Fitted with a panelled bath, separate shower cubicle, low level wc and hand wash basin. Window to rear

Outside

There is gravel to either side of the property providing off road parking with space for a camper van if required. To the rear, the garden is laid to lawn enclosed by a low level wall.

Services

Mains electricity and water. Heating is via an air source heat pump. The ground floor of the property has under floor heating. Drainage is via a septic tank.

Tenure Freehold
Energy rating B
Council Tax Band tbc

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 £66.67 plus VAT per transaction (£80 inc VAT), 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.

Ellis Winters also provides professional Lettings, Property Management, Estate Management and Block Management services. Whether you are considering renting your property to support your next move, exploring buy-to-let opportunities, seeking a review of your existing portfolio, or looking for expert management support, our experienced team is on hand to assist. Please contact us using the details above to discuss your requirements.

ellis winters
sales & lettings since 2001