

Offers In Region Of

**£370,000**

The Cherries , Church Lane, Doddington PE15 0PS



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

A well proportioned THREE/FOUR BEDROOM DETACHED BUNGALOW situated in a small and desirable CUL DE SAC, offering well balanced accommodation throughout including a spacious kitchen/breakfast room, separate living and dining rooms, and three generous double bedrooms served by an EN SUITE and additional family bathroom; externally the property benefits from a low maintenance rear garden, DOUBLE GARAGE, and ample OFF ROAD PARKING to the front, making it an ideal home for comfortable and practical single level living.

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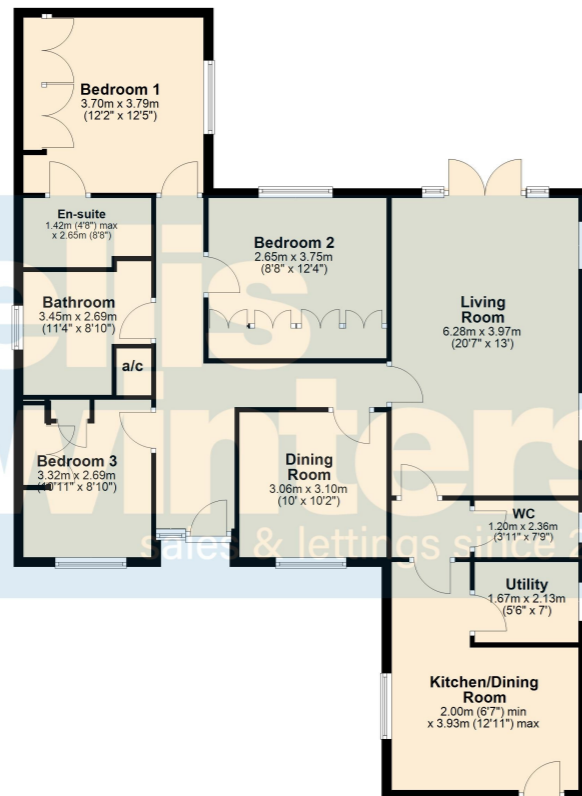
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**Ground Floor**

Approx. 123.5 sq. metres (1329.2 sq. feet)



**GROUND FLOOR**

**Kitchen/Dining Room**

3.93m (12'11") max. x 2.00m (6'7") min.  
Fitted with a wooden range of wall and base units housing eye level double electric oven and four ring ceramic hob with extractor over, integrated fridge and freezer, dishwasher, window to side.

**Utility**

2.13m (7') x 1.67m (5'6")  
Fitted with a matching range of wall and base units housing single sink and drainer, Wall mounted boiler, plumbing for washing machine. Window to side.

**Living Room**

6.28m (20'7") x 3.97m (13')  
Fireplace housing gas fire, two windows to side and double doors out to garden.

**Dining Room/Bedroom 4**

3.10m (10'2") x 3.06m (10')  
Window to front.

**WC**

2.36m (7'9") x 1.20m (3'11")  
Fitted with a low level wc and hand wash basin. Window to side.

**Bedroom 1**

3.79m (12'5") x 3.70m (12'2")  
Window to side, fitted wardrobes and chest of drawer units.

**En-suite**

2.65m (8'8") x 1.42m (4'8") max.  
Fitted with a double shower cubicle and mains pressure boosted shower unit, low level wc and hand wash basin, fitted wall units, towel rail, fully tiled and window to side.

**Bedroom 2**

3.75m (12'4") x 2.65m (8'8")  
Window to rear, fitted wardrobes.

**Bedroom 3**

3.32m (10'11") x 2.69m (8'10")  
Window to front, fitted wardrobes.

**Bathroom**

3.45m (11'4") x 2.69m (8'10")

Fitted with a 'p' shaped bath which has mains pressure boosted shower unit over, low level wc and hand wash basin. Fully tiled, towel rail and window to side.

**OUTSIDE**

The property is accessed via a private road which leads to the double garage which has one electric and one manual up and over door, power and light plus a separate courtesy door to the rear. There is off road parking in front of the garage. The front garden is enclosed by a low level wall and is stocked with a wide variety of plants and shrubs and a view of open fields beyond.

**SERVICES**

Mains gas, electricity, water and drainage. The property has gas fired central heating.

**Freehold**

Energy rating D

Fenland District 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 plus VAT per transaction (£48 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.

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