

OIRO
£370,000

Holly Drive, Doddington, Cambridgeshire PE15 0LF



To arrange a viewing call us now on 01354 694900

Presented to show home standards both inside and out, this STUNNING four-bedroom DETACHED property sits at the end of a QUIET cul-de-sac and enjoys pleasant side views over a green. The INVITING accommodation includes a WELCOMING living room, a VERSATILE office/family room, and a MODERN kitchen/diner with convenient ground-floor cloakroom. On the first floor, there are four generously sized bedrooms, a LUXURIOUS family bathroom featuring a slipper bath, and an en-suite shower room to the master bedroom. Externally, the property benefits from a double GARAGE, off-road parking, and a beautifully ESTABLISHED rear garden bursting with plants and shrubs, creating a private and tranquil outdoor space.

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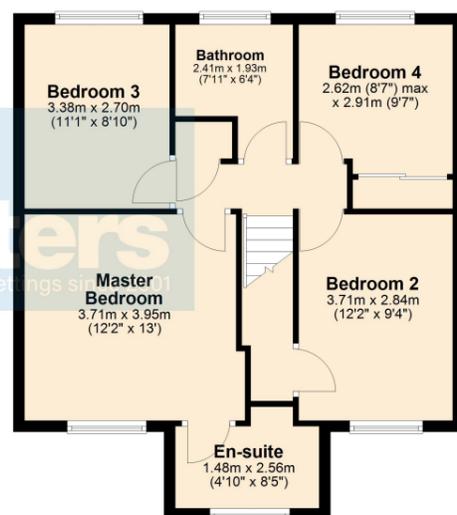
Ground Floor

Approx. 57.9 sq. metres (623.2 sq. feet)



First Floor

Approx. 60.0 sq. metres (645.4 sq. feet)



Total area: approx. 117.9 sq. metres (1268.6 sq. feet)

GROUND FLOOR

Living Room

4.97m (16'4") x 3.62m (11'11")

Window to rear, double doors leading out to rear garden.

Kitchen/Dining Room

7.12m (23'4") x 2.60m (8'6")

Fitted with a modern range of Wicks solid wood wall and base units with luxury Quartz worktops, wine cooler, integrated fridge and freezer, dishwasher, washing machine and microwave, single NEFF hide and slide oven, five ring gas hob with extractor hood over, 1½ sink and drainer, windows to both front and rear, door out to garden.

Office

3.36m (11') x 2.76m (9'1")

Window to front.

WC

1.22m (4') x 1.22m (4')

Fitted with a low level wc and hand wash basin. Window to front.

FIRST FLOOR

Master Bedroom

3.95m (13') x 3.71m (12'2")

Window to front.

En-suite

2.56m (8'5") x 1.48m (4'10")

Fitted with a single shower, low level wc and hand wash basin, heated towel rail and window to front.

Bedroom 2

3.71m (12'2") x 2.84m (9'4")

Window to front, laminate floor.

Bedroom 3

3.38m (11'1") x 2.70m (8'10")

Window to rear.

Bedroom 4

2.91m (9'7") x 2.62m (8'7") max.

Window to rear, fitted wardrobe.

Bathroom

2.41m (7'11") x 1.93m (6'4")

Fitted with a stunning slipper bath which has freestanding taps with mixer, low level wc and hand wash basin. Window to rear.

OUTSIDE

The front garden is open plan with ornamental shrub borders. A driveway to one side provides off road parking and leads to the double garage which has standard up and over doors, power and light.

To the rear, the well established landscaped garden has an abundance of plants and shrubs, with patio area covered in wisteria. A side gate provides access to the front.

SERVICES

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

Freehold

Fenland District Council tax band D

Energy rating C

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 £49 + VAT 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

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