

£425,000

Wimblington Road, Doddington, Cambridgeshire PE15 0TL



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

A substantial FOUR BEDROOM DETACHED family home, occupying a desirable NON-ESTATE position and offering an excellent level of space and versatility throughout. Set back from the road, the property benefits from ample OFF-ROAD PARKING and a good-sized garage. Internally, the home boasts a spacious and inviting living room, perfect for both relaxing and entertaining, alongside a separate dining room that provides a more formal space for family gatherings and dinner parties. The modern fitted kitchen forms the heart of the home, thoughtfully designed with contemporary units and complemented by a separate UTILITY ROOM to keep the main living areas clutter-free. To the first floor, the property offers four well-proportioned DOUBLE BEDROOMS, with the main bedroom having its own ENSUITE shower room, while the remaining bedrooms are served by a well-appointed family bathroom.

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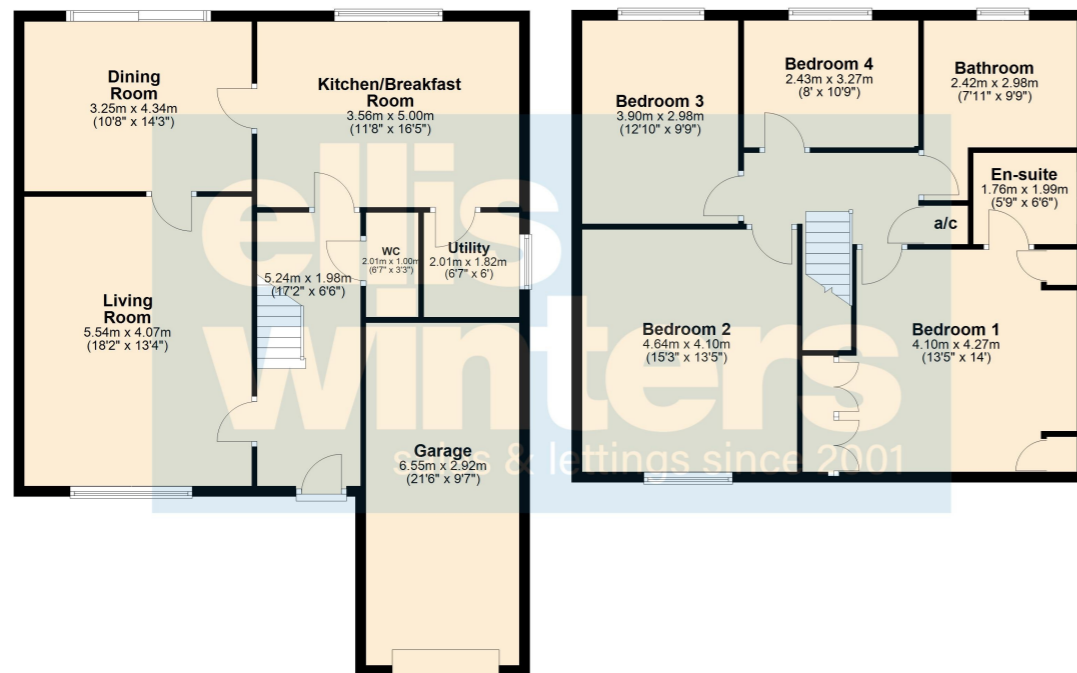
# £425,000

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**Ground Floor**  
Approx. 92.4 sq. metres (994.9 sq. feet)

**First Floor**  
Approx. 81.8 sq. metres (880.5 sq. feet)



## Ground Floor

### Living Room

5.54m (18'2") x 4.07m (13'4")  
Window to front, fireplace housing gas fire which has feature tiling

### Dining Room

4.34m (14'3") x 3.25m (10'8")  
Patio door out to garden

### Kitchen/Breakfast Room

5.00m (16'5") x 3.56m (11'8")  
Fitted with a modern range of wall and base units housing eye level electric oven and four ring induction hob, integrated dishwasher and microwave, single sink, corian worktops, window to rear

### Utility

2.01m (6'7") x 1.82m (6')  
Fitted with a matching range of wall and base units with plumbing for washing machine, space for fridge/freezer, single sink and drainer, window to side

### WC

2.01m (6'7") x 1.00m (3'3")  
Fitted with a low level wc and hand wash basin set within vanity unit

## First Floor

### Bedroom 1

4.27m (14') x 4.10m (13'5")  
Window to front, fitted wardrobes, dressing table and bedside units

### En-suite

1.99m (6'6") x 1.76m (5'9")  
Fitted with a corner shower cubicle, low level wc and hand wash basin set within vanity unit. Window to side

### Bedroom 2

4.64m (15'3") x 4.10m (13'5")  
Window to front

### Bedroom 3

3.90m (12'10") x 2.98m (9'9")  
Window to rear

### Bedroom 4

3.27m (10'9") x 2.43m (8')  
Window to rear

### Bathroom

2.98m (9'9") x 2.42m (7'11")  
Fitted with a double shower cubicle, separate spa bath, low level wc and hand wash basin set within vanity unit. Window to rear

## Outside

The front garden has shrub borders with the balance block paved to provide ample off road parking. The integral garage is a double in tandem 6.55m (21'6") x 2.92m (9'7") which has standard up and over door, power and light.

To the rear, the well established garden has shrub borders, patio area and lawn

## Services

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

## Tenure Freehold

Council Tax D  
EPC 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.

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