

£600,000

Benwick Road, Doddington, Cambridgeshire, PE15 0TY



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

BRAND-NEW FIVE-BEDROOM DETACHED family home in a RURAL SETTING with rear field views. Designed for space and versatility, this property truly invites a viewing to appreciate its scale and quality. The ground floor comprises a bright kitchen/dining/family room, a separate living room, a dedicated play room, a UTILITY/BOOT ROOM plus a ground-floor SHOWER ROOM. Upstairs, there are five double bedrooms, including a master with an EN-SUITE, plus a family bathroom. Outside, there is ample OFF-ROAD PARKING and a garden that looks onto the fields beyond.

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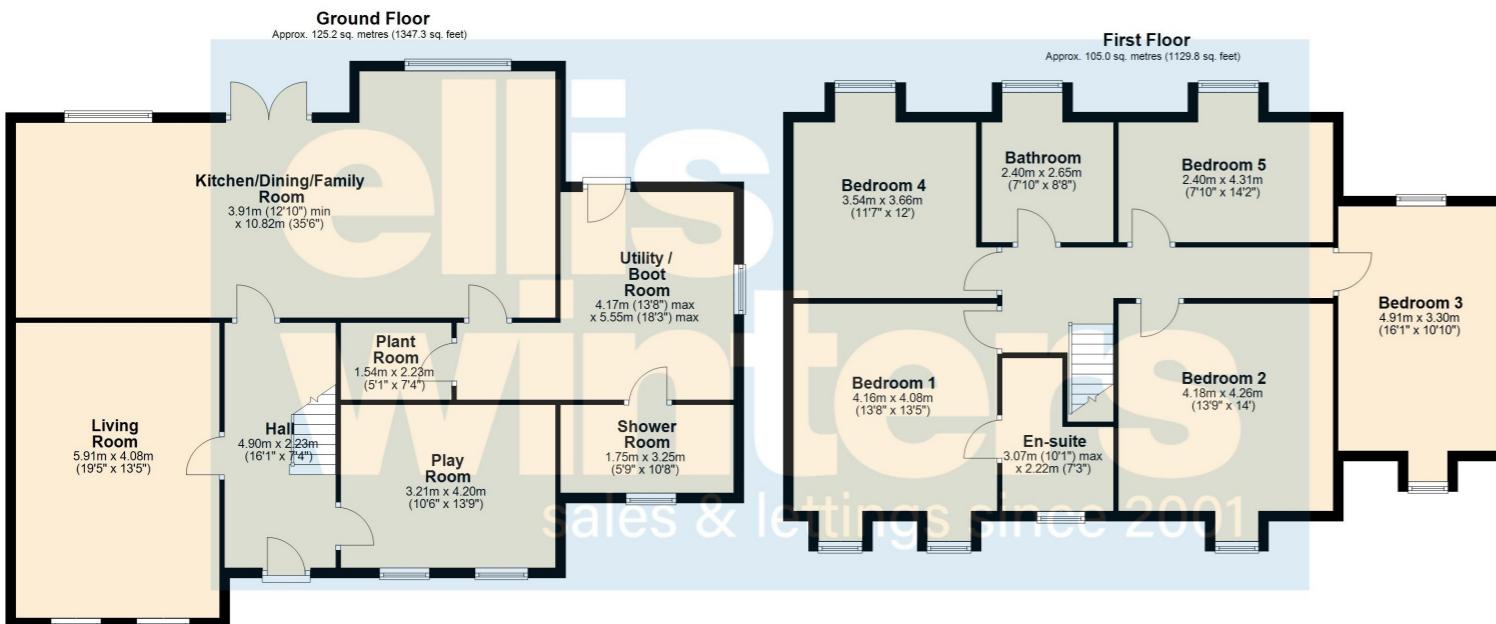
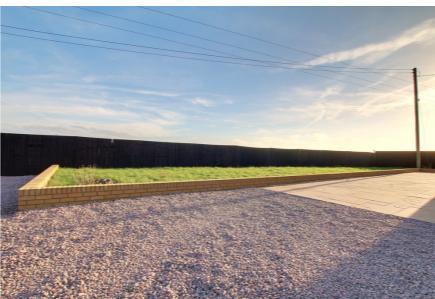
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#### Ground Floor

**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 induction hob 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 1/2 sink and drainer, plikant 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  
**EPC** n/a  
**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 £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.