

£535,000

6 Oaktree Close, Doddington, PE15 0TZ



**To arrange a viewing call us now on 01354 701000**

Situated in a private location with field views this recently renovated home has it all including open plan kitchen, dining, family space with refitted kitchen, integral appliances and quartz worktops, lounge with feature fireplace, refitted utility and ground floor cloakroom, five generous bedrooms with refitted ensuite and family bathroom. Outside there is ample parking, double garage with office above and enclosed rear garden backing onto fields! EPC C

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**Ground Floor**

**Porch**

Radiator, door to:

**Hall**

Radiator, stairs to first floor and landing.

**Lounge**

5.80m (19') x 4.10m (13'5")  
Window to front, feature fireplace, radiator, double doors to rear garden.

**Kitchen/Dining/Family Room**

10.11m (33'2") x 4.09m (13'5")  
Refitted with a range of wall and base units with quartz worktops, integral oven, combination microwave oven, hob, hood, plate warmer, dishwasher, sink unit with mixer tap, pantry cupboards, solid wood breakfast bar, two windows to side, window to front, rear and two to side, three vertical radiators.

**Utility Room**

Wall and base units, integral washing machine, sink unit with mixer tap, gas fired boiler, radiator, window to rear, door to garden.

**WC**

Refitted with a two piece suite comprising vanity wash hand basin and WC, window to side, radiator.

**First Floor and Landing**

Window to side, airing cupboard, radiator, access to loft with ladder, part boarded and light.

**Bedroom 1**

4.23m (13'11") x 3.48m (11'5")  
Window to rear, radiator.

**En-suite**

Refitted with a three piece suite comprising oversized shower cubicle, wash hand basin and WC, window to rear, heated towel rail.

**Bedroom 2**

3.99m (13'1") x 3.27m (10'9")  
Window to front and side, radiator.

**Bedroom 3**

4.09m (13'5") max x 3.29m (10'9")  
Window to rear, radiator.

**Bedroom 4**

4.09m (13'5") x 2.41m (7'11")  
Window to front, radiator.

**Bedroom 5**

2.20m (7'2") x 2.07m (6'9")  
Window to front, radiator.

**Family Bathroom**

Refitted with a four piece suite comprising oversized shower cubicle, double ended bath, wash hand basin and WC, window to side, heated towel rail.

**Outside**

An ample driveway has space for multiple vehicles with double gates to one side opening to a further parking area and onto the Double Garage 5.5m x 4.37m with two electric roller shutter doors, and fitted with light and power and window to side, personal door to garden. Stairs lead to the First Floor Office 4.37m (14'4") x 4.01m (13'2") with windows front and rear. A gated side access leads to the rear garden which is laid to patio and lawn with raised decking, outside water supply, summerhouse 4.74m x 3.16m and fitted with light and power housing hot tub (available by separate negotiation.) Gate to farmland and concealed shed.

**Freehold**

Council tax band E

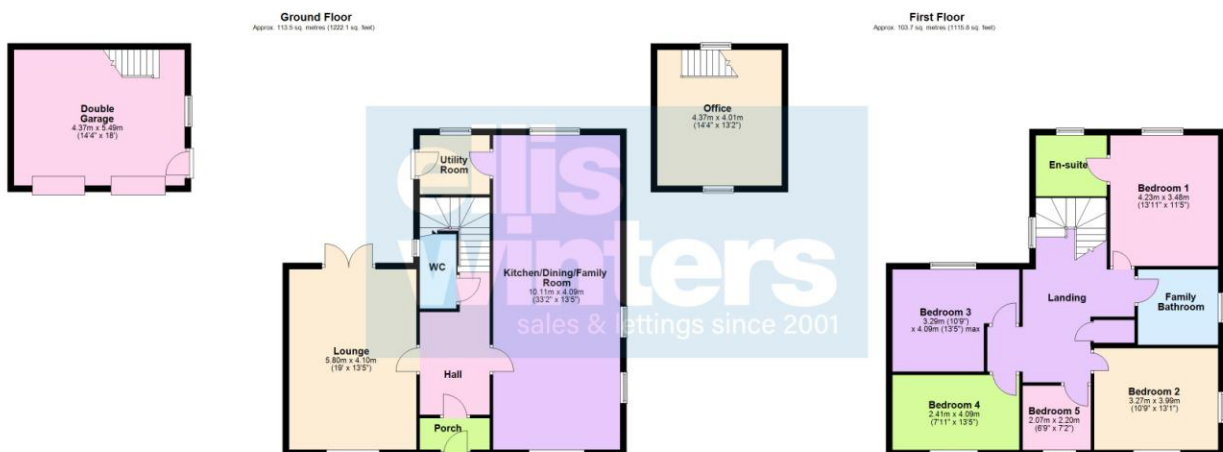
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To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The 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.

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