

£260,000

Walden Close, Doddington, Cambridgeshire PE15 0TW



To arrange a viewing call us now on 01354 694900

Immaculately presented throughout, this attractive THREE-BEDROOM SEMI-DETACHED house offers stylish and comfortable living ideal for modern lifestyles. The property boasts a CONTEMPORARY KITCHEN and a sleek, modern bathroom, alongside a stunning living room featuring a charming WOOD BURNER, creating a warm and inviting focal point. To the rear, a bright garden room/dining area provides the perfect space for entertaining while enjoying delightful views over the beautifully landscaped garden. Upstairs, there are three well-proportioned bedrooms, offering flexible accommodation for families or home working. Externally, the property benefits from ample OFF-ROAD PARKING, a GARAGE, and a meticulously maintained garden, making this a truly exceptional home ready to move straight into.

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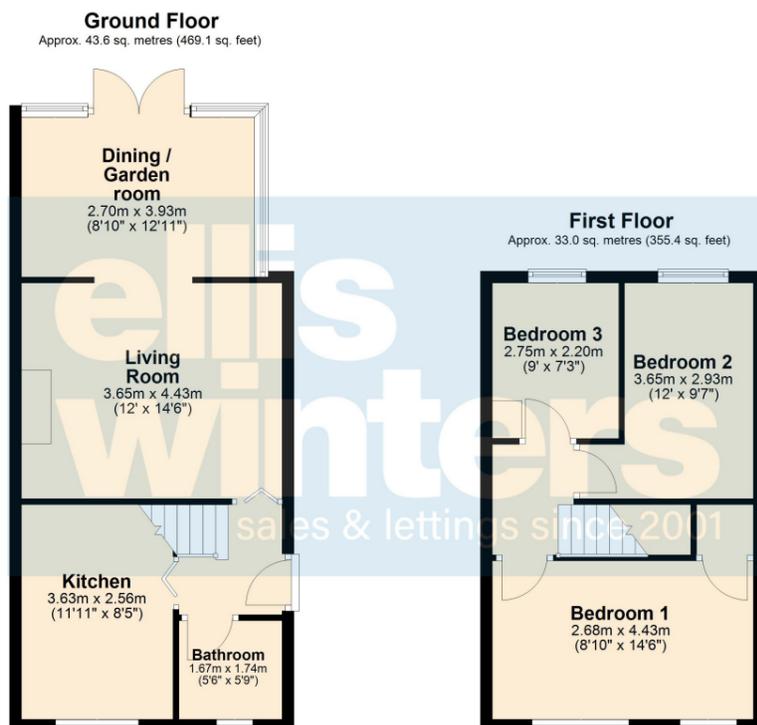
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Total area: approx. 76.6 sq. metres (824.5 sq. feet)

Ground Floor

Kitchen

3.63m (11'11") x 2.56m (8'5")

Fitted with a modern range of wall and base units housing single electric oven, ceramic hob with extractor over, fully integrated with washing machine, fridge/freezer and dishwasher, single sink and drainer, breakfast bar and window to front

Living Room

4.43m (14'6") x 3.65m (12')

Dropped ceiling with feature LED lighting creating a stunning ambience, fireplace housing woodburning stove, LVT flooring

Dining / Garden room

3.93m (12'11") x 2.70m (8'10")

Fitted with base units for storage and housing an integrated tumble drier, feature panelling to walls, double doors out to garden

Bathroom

1.74m (5'9") x 1.67m (5'6")

Fitted with a panelled bath which has mains shower over, low level wc and hand wash basin set within vanity unit. Window to front

First Floor

Bedroom 1

4.43m (14'6") x 2.68m (8'10")

Two windows to front, fitted wardrobe

Bedroom 2

3.65m (12') x 2.93m (9'7")

Window to rear

Bedroom 3

2.75m (9') x 2.20m (7'3")

Window to rear. Used as an office by our seller

Outside

The front garden is open plan and laid to lawn with ornamental shrubs. A slate gravel driveway to one side provides off road parking and double gates open to additional parking and the single garage which has standard up and over door, power and light.

To the rear, the landscaped garden has shaped lawn, tiled patio and separate composite decked patio, paved patio, shrub border, storage shed also with power and light.

Services

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

Agents Note

Since the EPC was issued a new boiler has been installed with new radiators. Please note the seller is open to offers on the majority of the furniture at the property.

Tenure Freehold

EPC D

Council Tax Band B

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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