

Guide Price

£310,000 - £320,000

Cypress Close, Doddington, Cambs PE15 0LE



To arrange a viewing call us now on 01354 694900

Nestled in the DESIRABLE VILLAGE of Doddington, this CHARMING four-bedroom DETACHED house offers the perfect family haven. Boasting ample off-road PARKING and a generously sized rear garden, this property provides both convenience and outdoor space for all to enjoy. Inside, discover a modern kitchen/diner, ideal for family meals and entertaining. Relax and unwind in the spacious living room, seamlessly flowing into a bright and airy CONSERVATORY. A convenient ground floor cloakroom adds to the practicality of the home. Upstairs, you'll find four well-proportioned bedrooms, a family bathroom, and a fabulous en-suite to the master bedroom.

This is a fantastic opportunity to own a wonderful family home in a SOUGHT-AFTER location.

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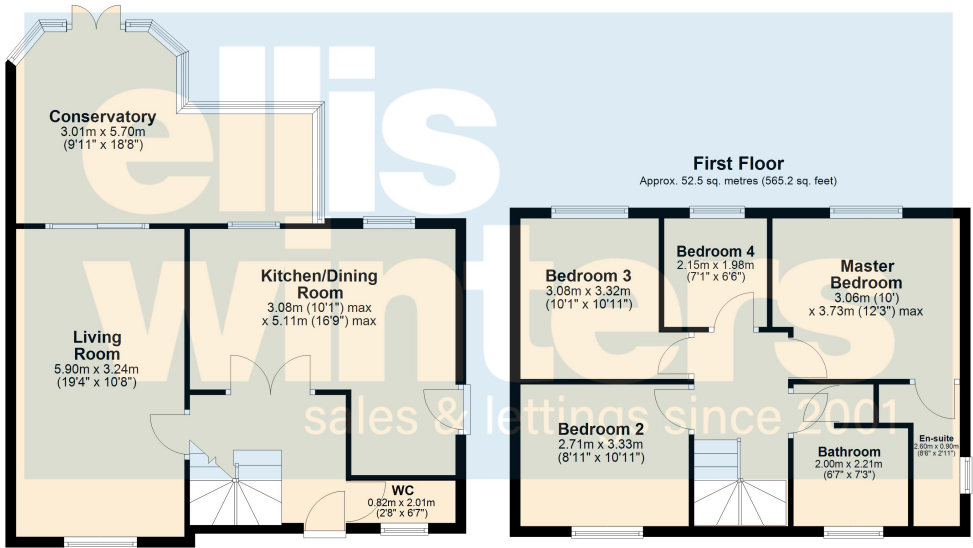
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Ground Floor
Approx. 63.9 sq. metres (687.8 sq. feet)



Total area: approx. 116.4 sq. metres (1253.1 sq. feet)

GROUND FLOOR

Living Room
5.90m (19'4") x 3.24m (10'8")
Window to front, patio doors into conservatory.

Conservatory
5.70m (18'8") x 3.01m (9'11")
Brick and upvc construction with double doors out to garden.

Kitchen/Dining Room
5.11m (16'9") max. x 3.08m (10'1") max.
Fitted with a modern range of wall and base units housing eye level double electric oven and four ring induction hob with extractor over, integrated dishwasher, plumbing for washing machine and space for fridge/freezer, two windows to rear, door out to garden.

WC
2.01m (6'7") x 0.82m (2'8")
Fitted with a low level wc and hand wash basin. Window to front.

FIRST FLOOR

Master Bedroom
3.73m (12'3") max. x 3.06m (10')
Window to rear.

En-suite
2.60m (8'6") x 0.90m (2'11")
Fitted with a single shower cubicle, low level wc and hand wash basin. Window to side.

Bedroom 2
3.33m (10'11") x 2.71m (8'11")
Window to front.

Bedroom 3
3.32m (10'11") x 3.08m (10'1") max.
Window to rear.

Bedroom 4
2.15m (7'1") x 1.98m (6'6")
Window to rear.

Bathroom
2.21m (7'3") x 2.00m (6'7") plus 0.20m (0'8") x 0.20m (0'8")
Fitted with a panelled bath, low level wc and hand wash basin. Airing cupboard, window to front.

OUTSIDE

The property is located within a small cul-de-sac and the front garden has an area of lawn with feature tree. A driveway to one side provides off road parking. There is potential for more parking if required. To the rear, the garden is laid to lawn with patio area and storage shed.

SERVICES

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

Freehold
Energy rating C
Fenland District Council tax band D

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.

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