

£275,000

Holly Drive, Doddington, Cambridgeshire PE15 0LF



To arrange a viewing call us now on 01354 694900

Offered for sale with NO FORWARD CHAIN, this four bedroom DETACHED family home is WELL LOCATED and offers an incredible amount of space and versatility.

Outside there is a single GARAGE and ample off road parking plus a HOT TUB AND BAR ROOM in the rear garden!

The accommodation comprises separate living and dining rooms, office, kitchen and cloakroom on the ground floor.

Upstairs there are four good size bedrooms, one en-suite and family bathroom.

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GROUND FLOOR

HALL

Stairs rising to first floor.

WC

Fitted with a low level WC and hand wash basin. Window to side.

KITCHEN

5.12m (16'10") x 2.61m (8'7")
Fitted with a matching range of wall and base units housing eye level double electric oven, electric hob with extractor over, plumbing for washing machine and dishwasher, space for fridge/freezer, window to rear, door out to garden.

LIVING ROOM

4.48m (14'8") x 3.54m (11'7")
Feature fireplace, laminate flooring, patio doors out to rear garden.

DINING ROOM

3.53m (11'7") x 2.60m (8'6")
Two windows to front.

OFFICE

2.64m (8'8") x 2.02m (6'8")
Box window to front.

FIRST FLOOR

MASTER BEDROOM

3.81m (12'6") x 3.73m (12'3")
Two windows to rear.

EN-SUITE

2.92m (9'7") x 1.00m (3'3")
Fitted with a single shower cubicle, low level WC and hand wash basin. Window to side.

BEDROOM 2

3.37m (11'1") x 2.56m (8'5")
Two windows to front.

BEDROOM 3

3.04m (10') x 2.36m (7'9")
Window to front.

BEDROOM 4

2.61m (8'7") max. x 2.37m (7'9")
Window to rear.

BATHROOM

2.93m (9'7") x 1.44m (4'9")
Fitted with a panelled bath which has mixer tap shower, low level WC and hand wash basin. Window to side.

OUTSIDE

GARAGE

5.10m (16'9") x 3.03m (9'11")
Standard up and over door, power and light. There is a separate courtesy door leading into the rear garden.

The garden is laid to lawn with patio area and summerhouse.

There is a separate pool house which houses the hot tub which also has a bar area.

SERVICES

Mains gas, electricity, water and drainage. The property has gas fired central heating. The seller is just in the process of having a new boiler fitted at the property.

TENURE

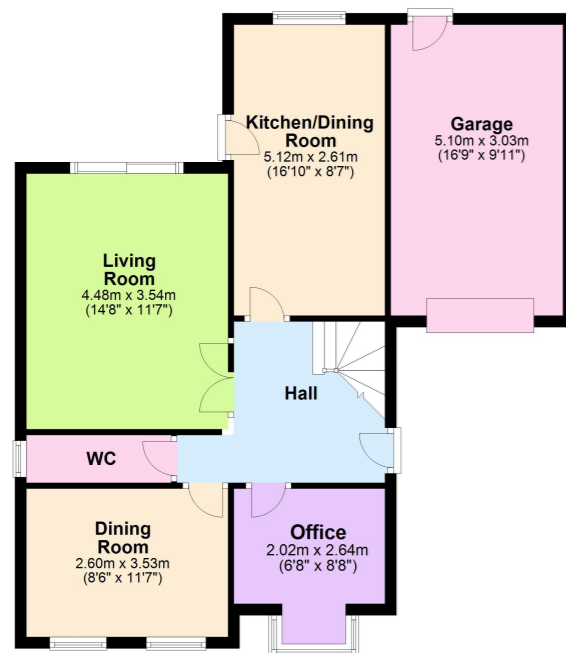
Freehold

Energy rating - D

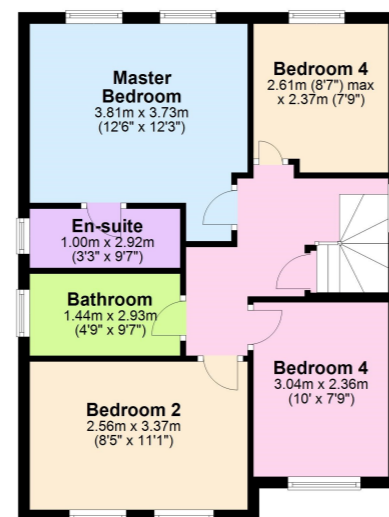
Fenland District Council Tax band D

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.

Ground Floor



First Floor



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