

Offers In Region Of  
**£475,000**

Newgate Street, Doddington,  
Cambridgeshire PE15 0SR



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

Simply STUNNING and BEAUTIFULLY PRESENTED throughout, this four bedroom DETACHED family home is finished to a HIGH SPEC and offers versatile and spacious accommodation.

Designed and built by our sellers the property consists of separate living and dining rooms, modern kitchen/breakfast room with utility in support, gorgeous garden room and ground floor WC. Upstairs there are four double bedrooms with the master having a LUXURY EN-SUITE plus of course there is the family bathroom.

There is ample off road parking to the front, a good size GARAGE and garden to the rear.

NO UPWARD CHAIN.

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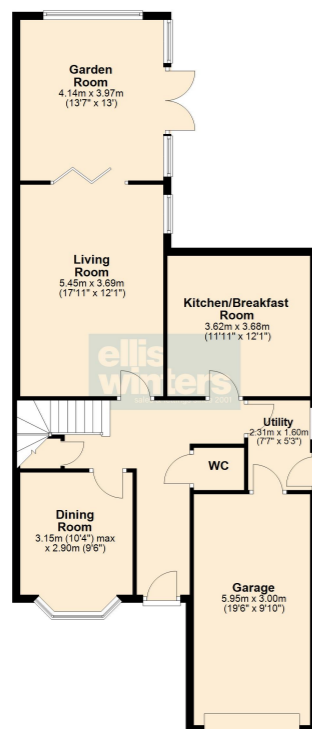
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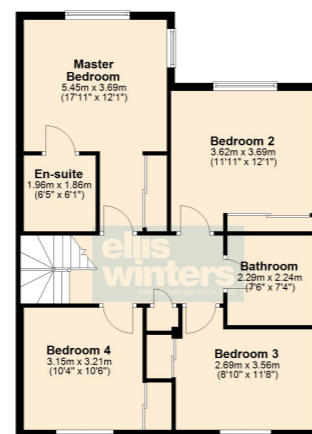
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Ground Floor



First Floor



**GROUND FLOOR**

**HALL**

Stairs rising to first floor, under stairs storage cupboard.

**WC**

Fitted with a low level WC and hand wash basin.

**KITCHEN/BREAKFAST ROOM**

3.68m (12'1") x 3.62m (11'11")  
Fitted with modern range of wall and base units with quartz worktops housing double electric ovens, integrated oven/microwave and coffee machine, integrated dishwasher and fridge/freezer, window to rear.

**UTILITY**

2.31m (7'7") x 1.60m (5'3")  
Fitted with wall and base units with plumbing for washing machine, sink and drainer, window to side and door out to garden.

**LIVING ROOM**

5.45m (17'11") x 3.69m (12'1")  
Window to side, bi-folding doors into garden room.

**GARDEN ROOM**

4.14 (13'7") x 3.97 (13')  
Stunning vaulted ceiling with double doors out to garden.

**DINING ROOM**

3.15m (10'4") max. x 2.90m (9'6")  
Bay window to front.

**FIRST FLOOR**

**MASTER BEDROOM**

5.45m (17'11") x 3.69m (12'1")  
Fitted wardrobes and windows to rear and side.

**EN-SUITE**

1.96m (6'5") x 1.86m (6'1")  
Fitted with a double open ended shower cubicle, wash hand basin set within vanity unit and low level WC.

**BEDROOM 2**

3.69m (12'1") x 3.62m (11'11")  
Window to rear, fitted wardrobes.

**BEDROOM 3**

3.56m (11'8") x 2.69m (8'10")  
Window to front, fitted wardrobes.

**BEDROOM 4**

3.21m (10'6") x 3.15m (10'4")  
Window to front, fitted wardrobes.

**BATHROOM**

Bath with shower attachment over and screen, wash hand basin within vanity unit, low level WC. Heated towel rail.

**OUTSIDE**

The front garden is enclosed by a low level wall which feature wrought iron railings. A driveway to one side leads into the front garden where there is ample off road parking and access into the garage.

The garage houses the boiler and is plastered out and has power and light plus and electric door.

A side gate leads to the rear garden which is laid mainly to lawn with patio area and borders.

**SERVICES**

Mains gas, electricity, water and drainage. The property has gas fired central heating and drainage is via a septic tank. There is under floor heating to the ground floor of the property.

**TENURE**

Freehold

Fenland District Council tax band E

Energy rating C

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.