

Offers Over  
**£475,000**

Oaktree Close, Doddington, Cambridgeshire PE15 0TZ



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

EXCEPTIONAL, this FOUR BEDROOM DETACHED executive home is neatly tucked in the corner of a CUL-DE-SAC and has ample OFF ROAD PARKING to the front. Our sellers fell in love with the property the moment they stepped through the door, and this is a reluctant sale for them. BEAUTIFULLY PRESENTED throughout and interior designed, the accommodation comprises spacious living room, kitchen/diner, office, family room and cloakroom. Upstairs there are four good size bedrooms, family bathroom and EN-SUITE to master.

Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA  
Tel: 01354 694900 Email: [info@elliswinters.co.uk](mailto:info@elliswinters.co.uk) [www.elliswinters.co.uk](http://www.elliswinters.co.uk)

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#### GROUND FLOOR

**WC**  
2.18m (7'2") x 1.07m (3'6")  
Fitted with a low level WC and hand wash basin. Window to side.

**LIVING ROOM**  
4.60m (15'1") x 3.89m (12'9")  
Bay window to front and separate window to side, working open fireplace with brick surround.

**KITCHEN/DINING ROOM**  
6.36m (20'10") x 3.70m (12'2")  
Fitted with a matching range of wall and base units with granite worktops, butler sink, space for freestanding range style cooker, integrated wine cooler, plumbing for dishwasher, space for fridge/freezer, current cooker and fridge freezer can be left if desired, central island with wooden worktop, window to rear, two sets of double doors leading out to the garden.

**UTILITY**  
2.80m (9'2") x 1.58m (5'2")  
Fitted with a butler sink with base unit under, plumbing for washing machine and space for tumble drier, wooden worktops, window to rear, door out to garden.

**FAMILY ROOM**  
5.27m (17'3") x 2.77m (9'1")  
Window to front.

**OFFICE**  
2.18m (7'2") x 1.76m (5'9")  
Window to front.

#### FIRST FLOOR

**MASTER BEDROOM**  
4.60m (15'1") x 3.18m (10'5")  
Window to front, fitted wardrobes.

**EN-SUITE**  
Fitted with a double shower cubicle, freestanding basin set on feature vanity unit, and low level WC. Feature tiling and window to side.

**BEDROOM 2**  
4.10m (13'5") x 3.18m (10'5")  
Window to rear.

**BEDROOM 3**  
3.68m (12'1") x 3.26m (10'8")  
Window to rear.

**BEDROOM 4**  
3.27m (10'9") x 2.17m (7'1")  
Window to rear.

**FAMILY BATHROOM**  
3.44m (11'4") x 2.21m (7'3")  
Fitted with a corner bath, 1½ shower cubicle, low level WC and freestanding hand basin set on feature vanity unit. Window to front.

#### OUTSIDE

The front of the property is open plan and gravelled to provide ample off road parking. A side gate leads to the rear where the garden has an extensive patio area which is wired for a hot tub, bin store area, shaped lawn, play area, summerhouse which has power and light.

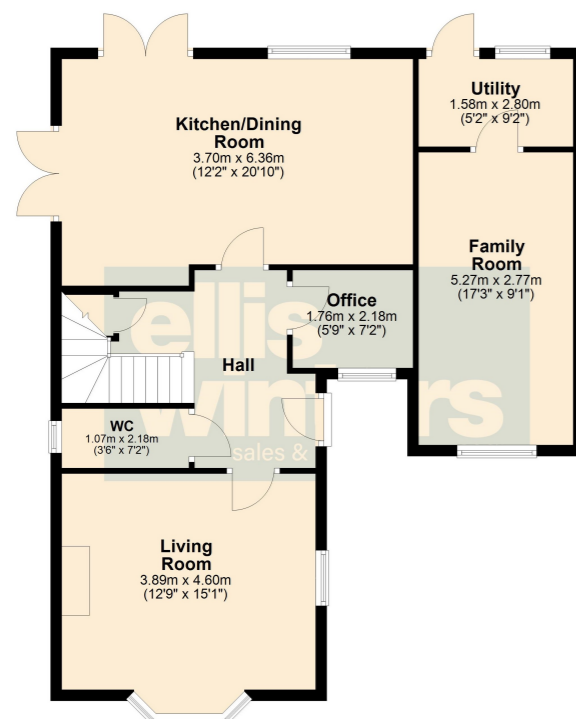
#### SERVICES

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

Tenure Freehold  
Fenland District Council Tax Band D  
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.

Ground Floor



First Floor

