

£299,500

Cedar Avenue, Doddington,
March, Cambridgeshire PE15 0LD



To arrange a viewing call us now on 01354 694900

BEAUTIFULLY presented throughout, this incredibly **SPACIOUS** four bedroom detached family home has three reception rooms meaning there is versatility and enough space for everyone.

The modern kitchen is fully integrated and the cloakroom has been recently re-fitted. Upstairs all four bedrooms are well proportioned with the master also having a re-fitted en-suite.

Our sellers have updated the property to a **HIGH** standard and it is ready to simply move in and enjoy.

Outside, the double **GARAGE** provides that all important 'man space' and the fully enclosed garden provides enough space for relaxation and play.

For more information about this wonderful property call us on 01354 694900

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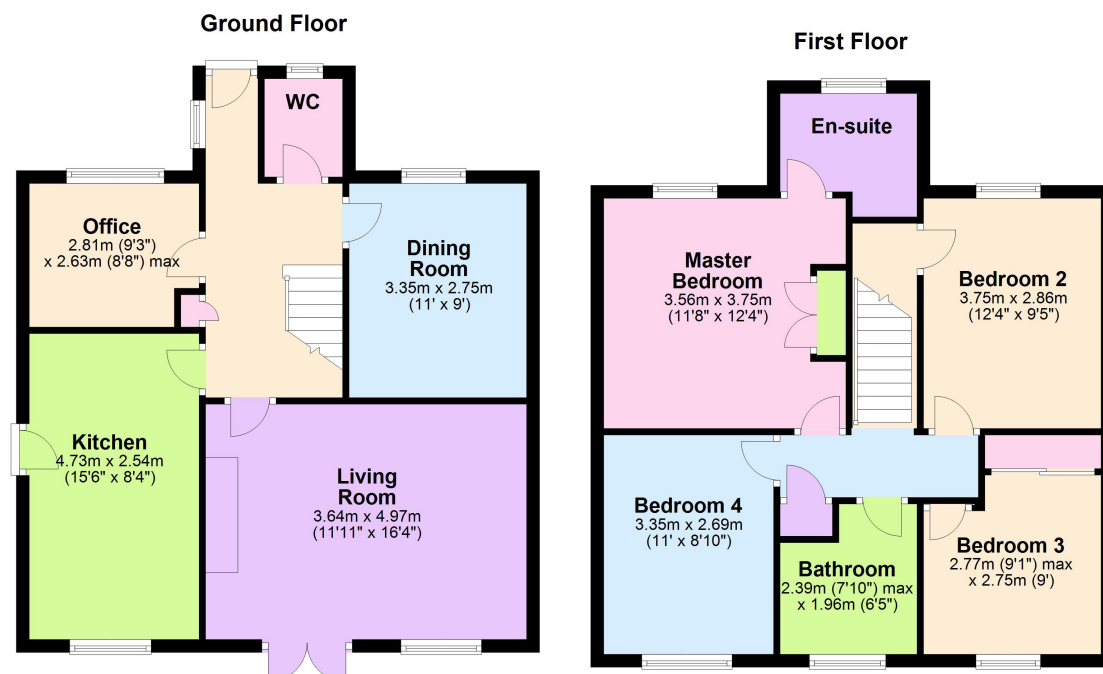
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GROUND FLOOR

ENTRANCE HALL

Bamboo flooring, storage cupboard, stairs rising to first floor, window to side.

WC

Recently re-fitted with a low level WC and hand wash basin, sensor lighting, half tiled walls and window to front.

OFFICE

2.81m (9'3") x 2.63m (8'8") max. Window to front, bamboo flooring.

DINING ROOM

3.35m (11') x 2.75m (9') Window to front, bamboo flooring.

KITCHEN

4.73m (15'6") x 2.54m (8'4") Fitted with a modern range of wall and base units fully integrated with dishwasher, washing machine and fridge, eye level oven with four ring induction hob having extractor over, wall mounted gas boiler, window to rear and door out to garden.

LIVING ROOM

4.97m (16'4") x 3.64m (11'11") Window to rear, built in unit for TV.

FIRST FLOOR

MASTER BEDROOM

3.56m (11'8") x 3.75m (12'4") Window to front, fitted wardrobes.

EN-SUITE

Re-fitted with a single shower cubicle, low level WC and hand wash basin. Sensor lighting, heated towel rail and window to front.

BEDROOM 2

3.75m (12'4") x 2.86m (9'5") Window to front, over stairs cupboard.

BEDROOM 3

2.77m (9'1") max. x 2.75m (9') plus 0.24m (0'10") x 0.24m (0'10") Window to rear, fitted wardrobe.

BEDROOM 4

3.35m (11') x 2.69m (8'10") Window to rear.

BATHROOM

Fitted with a panelled bath, low level WC and hand wash basin. Window to rear,

OUTSIDE

The front of the property is open plan and a double side by side driveway provides off road parking and leads to the double garage which has standard up and over door, power and light. There is a courtesy door from the **GARAGE** into the rear garden.

To the rear, the garden is laid mainly to lawn with patio area and established borders.

AGENTS NOTE

Please note that since the EPC was carried out our sellers have replaced the gas central heating boiler, new front and rear doors, installed LED lighting and there is still the benefit of the hot water solar panel.

SERVICES

Mains gas, electricity, water and drainage.

VIEWINGS

By arrangement with elliswinters&co

EPC - C

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.

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