

£850,000

Askham Row, Benwick Road, Doddington,
Cambridgeshire PE15 0WN



To arrange a viewing call us now on 01354 694900

This exceptional five-bedroom DETACHED EXECUTIVE HOME offers outstanding kerb appeal and continues to impress throughout with its spacious and versatile accommodation. The property comprises a generous living room, a separate home snug/office, cloakroom, utility room, and the true heart of the home: a stunning OPEN-PLAN kitchen, dining and family room. Designed for modern family living and entertaining, this impressive space features BI-FOLD DOORS that open onto the rear garden, seamlessly blending indoor and outdoor living. To the first floor are five well-proportioned double bedrooms, including two with en-suite facilities, together with a contemporary family bathroom. Occupying a substantial plot, the property benefits from a large rear garden and a separate side patio area, which is further complemented by an external office, ideal for those working from home. To the front, there is ample off-road parking and a triple garage.

ellis winters 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA
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GROUND FLOOR

Living Room
5.86m (19'3") x 5.37m (17'7")
Two windows to front.

Snug / Office
5.39m (17'8") x 3.21m (10'6") max.
Two windows to front.

Kitchen / Dining / Family Room
12.31m (40'4") x 5.49m (18')
The kitchen area is fitted with a modern range of wall and base units with integrated dishwasher, fridge and freezer, side by side double oven, five ring gas hob with extractor over, island with breakfast bar area, granite worktops and bifold doors out to garden.

The dining/family area has media wall, air conditioning unit, and bifold doors out to garden.

Utility
3.22m (10'7") x 2.53m (8'4")
Fitted with a matching range of wall and base units with plumbing for washing machine and space for tumble drier, door out to garden.

Cloakroom
2.06m (6'9") x 1.35m (4'5")
Fitted with a low level wc and hand wash basin.

FIRST FLOOR

Bedroom 1
4.96m (16'3") x 3.76m (12'4")
Two windows to front, air conditioning unit.

Walk-in Wardrobe
Fitted with shelving and hanging rails.

Bedroom 1 Ensuite
3.07m (10'1") x 1.75m (5'9") max.
Fitted with a double shower cubicle, low level wc and hand wash basin set within vanity unit. Window to side.

Bedroom 2
4.43m (14'6") x 3.77m (12'4")
Two windows to front, air conditioning unit.

Walk-in Wardrobe
Fitted with shelving and hanging rails.

Bedroom 2 Ensuite
3.11m (10'2") max. x 1.37m (4'6")
Fitted with a double shower cubicle, low level wc and hand wash basin set within vanity unit. Window to side.

Bedroom 3
4.43m (14'6") x 4.37m (14'4")
Window to rear, fitted wardrobe.

Bedroom 4
4.36m (14'4") x 3.93m (12'11")
Window to rear, fitted wardrobe.

Bedroom 5
4.13m (13'7") x 2.91m (9'7")
Window to rear, fitted wardrobe.

Bathroom
3.12m (10'3") x 2.54m (8'4")
Fitted with a panelled bath, separate shower cubicle, low level wc and hand wash basin. Window to front.

OUTSIDE

The property has extensive off road parking plus a Triple Garage 9.04m (29'8") x 5.65m (18'6") which has electric doors, power and light and is open plan on the inside. A separate staircase on the outside of the garage leads to the first floor which is currently used as storage but could be adapted for many uses.
To the rear, the garden is laid mainly to lawn with patio area which has pergola over. The block paved side garden is an additional patio area and houses a storage shed plus outside office which is fully insulated, heated and has power and light.

SERVICES
Mains gas, electricity, water and drainage. The property has gas fired central heating. There are solar panels at the property which are owned by the seller and will transfer with the sale.

AGENTS NOTE
Please note there are management fees of approx. £30 pcm

Freehold
Energy rating B
Fenland District Council tax band F

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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