

 **THOMAS MORRIS**

24F, Doddington Road, Benwick, PE15  
OUT

 **THOMAS MORRIS**

Guide Price: £450,000

Freehold

Doddington Road, Benwick, PE15 OUT

- No Onward Chain
- Four Bedrooms
- En-suite and Walk-in Wardrobe
- Utility Room and Downstairs WC
- Open-plan Kitchen/Living Area
- Family Room
- Garage
- Driveway
- Freehold
- Energy Rating: C/73

Offered with complete chain is this 2008 self-build detached home is situated in the quiet village of Benwick, with a local shop, pub, nursery & primary school. Built to the vendors individual specification, this property presents an exceptionally spacious open-plan layout, ideal for contemporary living.

The Living area's benefit from underfloor heating the downstairs accommodation offers a separate reception room upon entry into the property and a sizeable open plan kitchen dining area with plenty of space for all the family, this room benefits from a feature wood burner for increased comfort.

Upstairs incorporates Four double bedrooms with four-piece bathroom, perfect for a family. All bedrooms include spacious built-in wardrobes. The main bedroom boasts of an en-suite, walk-in wardrobe and air-conditioning.



# Accommodation

## Entrance Hall

**Family Room / Study** 14' x 12' (4.27m x 3.66m).

**Kitchen/ Living Area** 16'7" x 32'6" (5.05m x 9.9m).

**Open-Plan Living Area** 9'7" x 15'4" (2.92m x 4.67m).

## Utility Room

## Downstairs WC

**Bedroom One** 12'5" x 13'1" (3.78m x 4m).

**Walk-in Wardrobe** 9'7" x 7'4" (2.92m x 2.24m).

## Ensuite

**Bedroom Two** 12'4" x 13'9" (3.76m x 4.2m).

**Bedroom Three** 14'5" x 11'1" (4.4m x 3.38m).

**Bedroom Four** 10'9" x 11'1" (3.28m x 3.38m).

## Bathroom



## Further Information

The rear garden is accompanied by both a decking and patioed area, along with fruit trees and field views behind. The front of the house offers gated access to ample parking along with an integral garage.

Council Tax Band E Fenland District Council  
Draft Details Only

To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



**Thomas Morris**

9 Great Whyte, Ramsey, Cambridgeshire, PE26

1HE

T: 01487 814666

enquiries.ramsey@thomasmorris.co.uk

Visit all our properties at



We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

**Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Thomas Morris is a trading name, independently owned and operated under licence from LSLi Limited, by AIG (SLB) Ltd (company number 14716652), registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire, United Kingdom, M33 3SD.

**Section 21 notice:** In accordance with section 21 of the Estate Agents Act, Thomas Morris Ltd is required to disclose that the landlord of this property is a connected person with that company and are, therefore, disclosing an interest in the property prior to any negotiation.

