

£260,000

Fairbairn Way, Chatteris, Cambridgeshire PE16 6GY



To arrange a viewing call us now on 01354 694900

Welcome to this well presented three-bedroom DETACHED family home, where MODERN living meets comfort and style. Upon entering, you'll be greeted by a spacious, light-filled lounge/diner that creates the perfect atmosphere for family gatherings and entertaining guests. The kitchen/breakfast room is designed for both functionality and every day living. The convenience of a ground floor cloakroom adds to the practicality of this lovely home. Upstairs, you will find three well-appointed bedrooms, including an en-suite for the master bedroom, along with a STYLISH family bathroom.

This CHARMING PROPERTY is the ideal haven for families seeking a perfect blend of modern amenities and cozy living.

Don't miss your chance to make this wonderful house your new home!

Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA
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GROUND FLOOR

HALL

Stairs rising to first floor.

WC

Fitted with a low level WC and hand wash basin. Window to front.

KITCHEN/BREAKFAST ROOM

3.43m (11'3") x 2.45m (8')

Fitted with a modern range of wall and base units housing single electric oven and four ring gas hob with extractor over, space for fridge/freezer and plumbing for both dishwasher and washing machine, pull out larder style cupboard, wall mounted gas boiler, tiled floor and window to front.

LIVING/DINING ROOM

4.66m (15'3") x 4.60m (15'1") max.

Double doors leading out to rear garden, under stairs storage cupboard.

FIRST FLOOR

LANDING

Access into loft space.

MASTER BEDROOM

3.65m (12') x 2.95m (9'8")

Window to front, built in wardrobe.

EN-SUITE

2.32m (7'7") x 1.55m (5'1")

Re-fitted with a double shower cubicle which has mains shower, low level WC and hand wash basin set within vanity unit. Window to front.

BEDROOM 2

3.24m (10'8") max. x 2.53m (8'4")

Window to rear, freestanding wardrobes will remain

BEDROOM 3

2.72m (8'11") x 2.05m (6'9")

Window to rear.

BATHROOM

2.01m (6'7") x 1.85m (6'1")

Fitted with a panelled bath which has mixer tap shower, low level WC and hand wash basin set within vanity unit. Window to side.

OUTSIDE

A good size driveway to one side provides ample off road parking and leads to the single garage which has standard up and over door, power and light. There is also an area to store the refuse bins.

To the rear, the well established and private garden has patio area, shaped lawn and well stocked borders.

There is side access leading back to the front.

AGENTS NOTE

The sellers have recently installed a new front door which has a 10 year warranty. They have also confirmed that the boiler has been serviced annually.

SERVICES

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

VIEWING

By arrangement with elliswinters&co

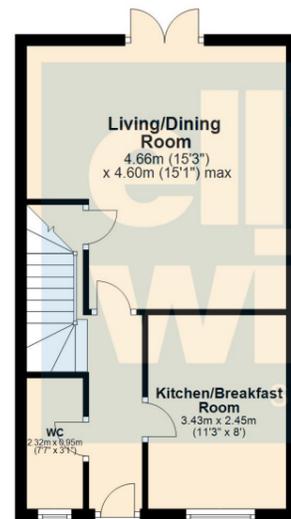
Freehold

Fenland District Council Tax band - C

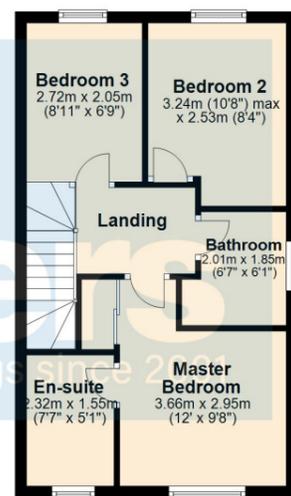
Energy rating - C

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
Approx. 26.1 sq. metres (280.9 sq. feet)



First Floor
Approx. 37.5 sq. metres (404.1 sq. feet)



Total area: approx. 63.6 sq. metres (685.0 sq. feet)

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