

£475,000

London Road, Chatteris, Cambridgeshire PE16 6LW



To arrange a viewing call us now on 01354 694900

UPDATED to a VERY HIGH STANDARD, this exceptional three/four bedroom detached family home is set on a GOOD SIZE PLOT with generous parking and garage.

The accommodation comprises of living room, family room/bedroom four, impressive kitchen/dining/family plus utility and ground floor cloakroom.

This STUNNING PROPERTY really must be viewed to fully appreciate the space and versatility on offer.

Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA
Tel: 01354 694900 Email: info@elliswinters.co.uk www.elliswinters.co.uk

elliswinters&co



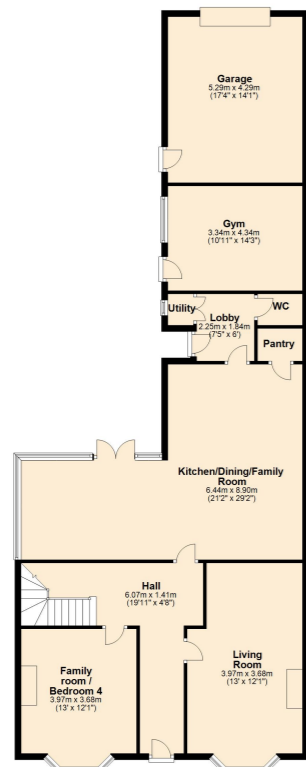
elliswinters&co

£475,000

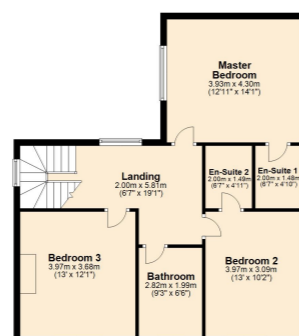
London Road, Chatteris, Cambridgeshire PE16 6LW



Ground Floor



First Floor



GROUND FLOOR

HALL

Victorian style tile floor, stairs rising to first floor with storage cupboard under.

LIVING ROOM

3.97m (13') x 3.68m (12'1")
Bay window to front and window to side.

FAMILY ROOM / BEDROOM 4

3.97m (13') x 3.68m (12'1")
Bay window to front, fireplace with wooden surround housing wood burner.

KITCHEN / DINING / FAMILY ROOM

8.90m (29'2") x 6.44m (21'2")
This impressive room is fitted with a modern high gloss range of wall and base units having integrated Neff appliances to include single electric oven, microwave and coffee machine. There is also an integrated double width fridge freezer, induction hob with pop up extractor, stunning composite worktops, walk-in pantry cupboard (1.44m (4'8") x 1.04m (3'5")) and window to side. The family area is open plan to the kitchen/diner and has fabulous views out over the garden.

LOBBY

Door out to garden.

WC

Fitted with a low-level WC and hand wash basin.

UTILITY

1.00m (3'3") x 0.82m (2'8")
Window to side, plumbing for washing machine and space for tumble drier.

FIRST FLOOR

LANDING

Windows to both side and rear, access into loft space which had drop down ladder.

MASTER BEDROOM

4.30m (14'1") x 3.93m (12'11")
Window to side.

EN-SUITE 1

2.00m (6'7") x 1.48m (4'10")
Fitted with a single shower cubicle, low level WC and hand wash basin with electric mirror over. Window to side.

BEDROOM 2

3.97m (13') x 3.09m (10'2")
Window to front.

EN-SUITE 2

2.00m (6'7") x 1.49m (4'11")
Fitted with a single shower cubicle low level WC and hand wash basin with electric mirror over.

BEDROOM 3

3.97m (13') x 3.68m (12'1")
Window to front.

BATHROOM

Fitted with a slipper style bath with freestanding taps, wet room style shower, low level WC and hand wash basin set within vanity unit which has electric mirror over. Window to front.

OUTSIDE

GYM

4.34m (14'3") x 3.34m (10'11")
Window to side, tank supporting heating system.

GARAGE

5.29m (17'4") x 4.29m (14'1")
Standard up and over door, power and light, plus separate courtesy door at side.

An extensive driveway is enclosed by lovely double gates to add privacy which leads down to a parking area and the garage. Our sellers have enclosed a portion of the garden outside the family room which has AstroTurf and a decked patio. Further down the garden is a summerhouse which has power and wi-fi. The bottom of the garden is laid to lawn with conifer borders and raised flower beds.

AGENTS NOTE

There is a security alarm and cameras at the property. Our sellers have also had the property partly re-wired and a new fuse board. A new boiler and radiators were also installed.

SERVICES

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

TENURE

Freehold

VIEWING

By arrangement with elliswinters&co

Fenland District Council Tax band - D

Energy rating - 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.