

£285,000

Cygnets Drive, Chatteris, Cambridgeshire PE16 6TU



**To arrange a viewing call us now on 01354 694900**

Offered for sale with NO UPWARD CHAIN, this three bedroom DETACHED family home has all the extras a growing family requires.

Downstairs is a fabulous living room with doors out to the garden, kitchen/diner with some integrated appliances plus the convenience of a ground floor cloakroom.

Upstairs are two double bedrooms (with the master having en-suite), plus a single bedroom and family bathroom.

There is ample off road parking at the front plus a single GARAGE.

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

**HALL**

Cloakroom area and stairs rising to first floor.

**WC**

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

**LIVING ROOM**

4.61m (15'1") x 4.54m (14'11") max.  
Window to front, patio doors out to garden, storage cupboard.

**KITCHEN AREA**

3.10m (10'2") x 2.74m (9')  
Fitted with a modern range of wall and base units housing single electric oven and four ring gas hob with extractor over, integrated dishwasher and fridge, plumbing for washing machine, breakfast bar, window to rear and door out to garden.

**DINING ROOM**

3.23m (10'7") x 2.74m (9')  
Window to front, open plan to kitchen.

**FIRST FLOOR**

**LANDING**

Airing cupboard, access into loft space, window to rear.

**MASTER BEDROOM**

2.92m (9'7") x 2.86m (9'5")  
Window to front.

**EN-SUITE**

1.77m (5'10") x 1.58m (5'2")  
Fitted with a three piece suite comprising: Single shower cubicle, low level WC and hand wash basin. Window to side.

**BEDROOM 2**

3.56m (11'8") x 2.87m (9'5")  
Window to front.

**BEDROOM 3**

2.67m (8'9") x 1.97m (6'6")  
Window to side.

**BATHROOM**

Fitted with a panelled bath with mains shower over which has fixed waterfall shower head in addition to the usual flex head, low level WC and hand wash basin. Window to rear.

**OUTSIDE**

The front garden is open plan with the majority block paved to provide ample off road parking.

The single garage has standard up and over door.

The garden is in two parts with a private paved patio at the side of the garage which houses the hot tub. A narrow walkway behind the house leads to the main garden which is laid mainly to lawn with established borders, paved patio and outside bar

**SERVICES**

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

**AGENTS NOTE**

Please note that the photographs were taken prior to the current tenants moving in when the property was owner occupier by the seller.

**VIEWING**

By arrangement with elliswinters&co

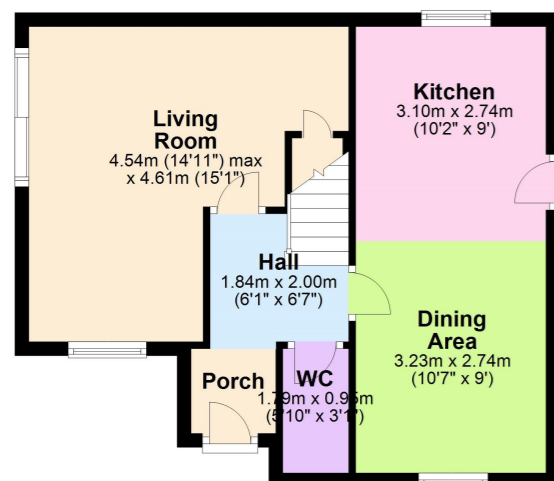
**TENURE**

Freehold

Fenland District Council Tax Band – C  
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.

**Ground Floor**



**First Floor**

