

£399,995

James Gage Close, Chatteris, Cambridgeshire PE16 6HF



To arrange a viewing call us now on 01354 694900

This FABULOUS four bedroom DETACHED family home has the benefit of a single GARAGE and ample of road parking with potential for more if required.

The SPACIOUS accommodation comprises modern kitchen/diner with large utility in support, good size living room and the convenience of a ground floor cloakroom.

Upstairs all four bedrooms are of a good size with the master having an EN-SUITE shower room and of course, there is the family bathroom.

With gardens on two sides this is a property not to be missed!

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

£399,995

James Gage Close, Chatteris, Cambridgeshire PE16 6HF



GROUND FLOOR

HALL

Stairs rising to first floor, storage cupboard with automatic light on door opening.

WC

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

LIVING ROOM

6.45m (21'2") x 3.95m (13')
Feature fireplace housing electric fire, box bay window to front and window to side, double doors leading out to side garden.

KITCHEN/DINING ROOM

5.48m (18') x 3.80m (12'6")
Fitted with a matching range of wall and base units housing range style cooker with extractor hood over, integrated fridge and dishwasher, 1½ ceramic sink and drainer, pantry cupboard, central island housing further base storage cupboards, two windows to rear. Our sellers will be leaving the TV which is fixed to one wall.

UTILITY

3.08m (10'1") x 2.45m (8')
Fitted with a matching range of base units housing 1½ ceramic sink and drainer, washing machine, tumble drier and fridge/freezer will all remain, tiled floor, access into loft space, window to rear, door out to rear garden.

FIRST FLOOR

LANDING

Window to front.

MASTER BEDROOM

4.41m (14'6") x 2.83m (9'3")
Window to rear, fitted wardrobes and drawers.

EN-SUITE

Fitted with a single shower cubicle, low level WC and hand wash basin. Window to side.

BEDROOM 2

3.51m (11'6") x 3.48m (11'5")
Window to rear, wardrobes will remain.

BEDROOM 3

4.43m (14'6") x 2.45m (8')
Window to rear.

BEDROOM 4

2.86m (9'5") x 2.43m (8')
Window to side.

BATHROOM

1.92m (6'4") x 1.68m (5'6")
Fitted with a panelled bath which has mains shower over, low level WC and hand wash basin. Window to side.

OUTSIDE

The front of the property is enclosed by hedging with a gravel area which provides additional off road parking. There is potential for more if required.

A driveway located to one side of the property leads to the single garage which has standard up and over door, power and light. There is loft space in the garage plus a courtesy door leading into the garden.

The rear garden is laid with astroturf for ease of maintenance and has raised borders. There is a large workshop which also has power and light and its own fuse board. The side garden has a covered patio area and feature gravelling. There are two outside taps and outside power points. Our sellers have also created a little 'potting area' behind the garage.

SERVICES

Mains gas, electricity, water and drainage. The property has gas fired central heating. Our sellers inform us that the boiler was installed approx. 3 / 4 years ago after the EPC was carried out.

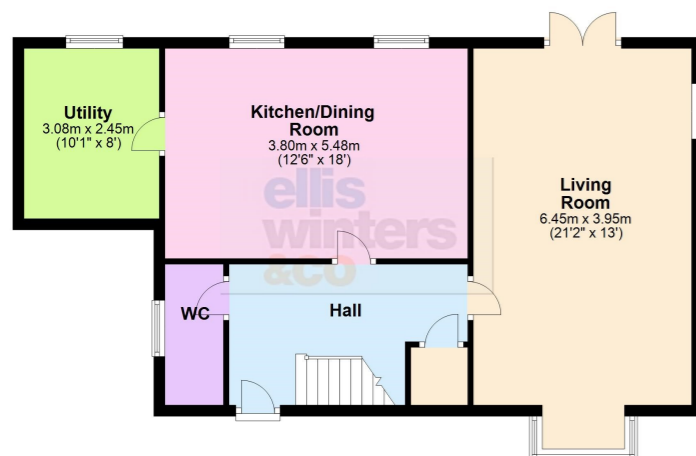
TENURE

Freehold

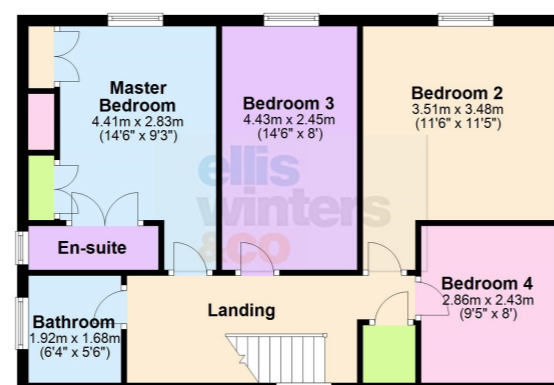
Fenland District Council Tax Band - D
Energy rating - D

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.

Ground Floor



First Floor



elliswinters&co