

Offers In Region Of  
**£460,000**

Ravenscroft, Chatteris, Cambridgeshire PE16 6NW



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

Offering space and versatility, this STUNNING four bedroom DETACHED EXECUTIVE HOME has been IMPROVED and EXTENDED by the current sellers and really is the PERFECT FAMILY HOME.

Having four reception rooms, modern kitchen with utility in support plus the convenience of a ground floor cloakroom.

Upstairs the master bedroom has modern re-fitted en-suite, bedrooms two and three are good size doubles and bedroom 4 is a single.

The large double GARAGE is ripe for a roof conversion for an additional bedroom is required.

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

##### HALL

Stairs rising to first floor, window to side.

##### CLOAKROOM

Fitted with a low level WC and hand wash basin.

##### LIVING ROOM

5.12m (16'10") x 3.12m (10'3")  
Window to front.

##### FAMILY ROOM

3.56m (11'8") x 2.55m (8'4")  
Two double doors leading out to rear garden.

##### KITCHEN

3.56m (11'8") x 2.50m (8'2")  
Re-fitted with a modern range of wall and base units housing single electric oven and four ring gas hob with extractor hood over, integrated dishwasher and fridge/freezer, window to rear.

##### UTILITY

2.32m (7'7") x 2.24m (7'4")  
Fitted with a modern range of wall and base units housing butler style sink and having wooden worktops, plumbing for washing machine and space for tumble drier.

##### DINING ROOM

4.80m (15'9") x 2.62m (8'7")  
Double doors at both rear and side leading out into the rear garden.

##### OFFICE

2.62m (8'7") x 2.05m (6'9")  
Window to front.

#### FIRST FLOOR

##### MASTER BEDROOM

4.79m (15'9") max. x 4.58m (15')  
Window to front.

##### EN-SUITE

Re-fitted with a modern sink vanity unit, single cubicle with mains shower, low level WC, window to side.

##### BEDROOM 2

3.06m (10') x 3.00m (9'10")  
Window to rear.

##### BEDROOM 3

4.22m (13'10") x 2.60m (8'6")  
Window to rear.

##### BEDROOM 4

2.50m (8'2") x 2.42m (7'11")  
Window to front.

##### BATHROOM

2.10m (6'11") x 1.68m (5'6")  
Fitted with a 'p' shaped bath which has mains shower over, low level WC and hand wash basin. Window to rear.

##### GARAGE

5.94m (19'6") max. x 5.41m (17'9")  
Electric roller door, power and light, separate courtesy door out to rear garden. Please note there is potential for conversion of the roof space into an additional bedroom. The velux windows are already in place.

##### OUTSIDE

There is ample off road parking with this property with enough room for a camper van or caravan.

To the rear the garden wraps around the property with the majority being laid to lawn, shrub borders, greenhouse and patio area.

##### SERVICES

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

##### Energy rating - C

Fenland District Council Tax band - C

##### TENURE

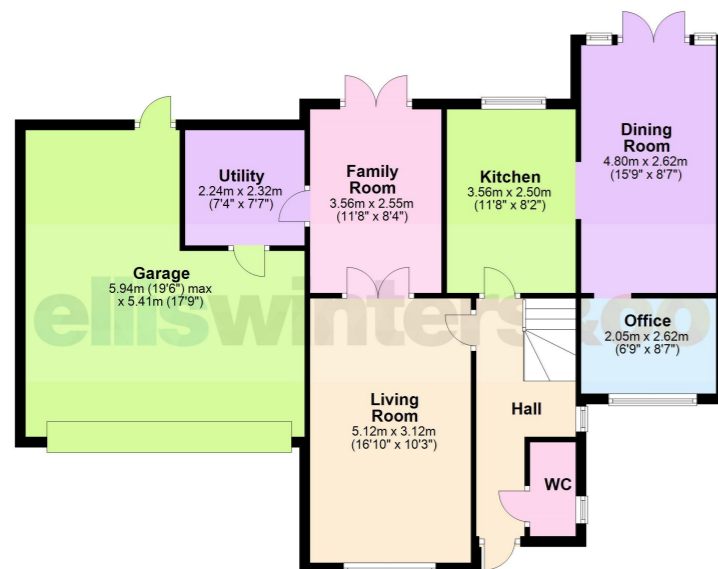
Freehold

##### VIEWING

By arrangement with elliswinters&co

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

