

Offers In Region Of
£395,000

High Street, Chatteris, Cambridgeshire PE16 6NN



To arrange a viewing call us now on 01354 694900

This substantial three bedroom detached family home is set on a good size plot and has ample off road parking plus a double garage.

The accommodation comprises large hall, two cloakrooms, separate living and dining rooms, modern re-fitted kitchen plus a garden room.

Upstairs all three bedrooms are doubles and the family bathroom has shower and bath options.

There is potential within the property for a loft conversion and/or side extension subject to the relevant planning consents.

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GROUND FLOOR

PORCH

Entrance door leading in, window to side.

HALL

Stairs rising to first floor, storage cupboard, area for shoes and coats.

WC

Fitted with a low level WC and hand wash basin. Feature circular window to side.

LIVING ROOM

5.58m (18'4") x 4.16m (13'8")
Window to front.

DINING ROOM

4.78m (15'8") x 3.03m (9'11")
Patio doors out to rear garden, arch into living room.

KITCHEN/BREAKFAST ROOM

4.78m (15'8") x 4.05m (13'3") max.
Re-fitted with a modern range of wall and base units complete with range style cooker, space for fridge/freezer (which has plumbing for water), plumbing for dishwasher, walk-in pantry, recessed spotlights and window to rear.

UTILITY

2.72m (8'11") x 2.34m (7'8") max.
Having single sink and drainer, plumbing for washing machine and space for tumble drier, window to side.

GARDEN ROOM

6.52m (21'5") x 2.92m (9'7")
Brick and upvc construction with solid roof, sliding doors into garden, separate door to front driveway, door into garage.

WC

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

FIRST FLOOR

BEDROOM 1

4.56m (15') x 4.18m (13'9")
Window to front, fitted wardrobes, drawers and dressing table.

BEDROOM 2

4.56m (15') x 2.75m (9')
Window to rear, fitted wardrobes and drawers.

BEDROOM 3

4.43m (14'7") x 2.59m (8'6")
Window to front.

BATHROOM

3.47m (11'5") x 2.25m (7'5")
Fitted with a four piece suite comprising:-
Panelled bath, single shower cubicle, low level WC and hand wash basin. Window to rear, boiler cupboard, storage cupboard.

OUTSIDE

The front garden is enclosed by a low level wall with the garden area laid to lawn with shrubs. An extensive driveway provides ample off road parking and leads to the:

DOUBLE GARAGE

7.23m (23'9") x 5.76m (18'11")
Electric remote control roller door, separate courtesy door and window to rear, power and light.

To the rear, the west facing garden is laid mainly to lawn with patio area, established borders and outside tap.

SERVICES

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

AGENTS NOTE

Please note the the loft is prime for conversion and already has a dormer window installed and is fully boarded with some plastered walls. This work was carried out by a previous owner.

TENURE

Freehold

Fenland District Council Tax band - E
Energy rating - D

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.

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