

Offers in Excess of
£425,000

Tribune Close, Chatteris, Cambridgeshire PE16 6UY



To arrange a viewing call us now on 01354 694900

Simply STUNNING and PRESENTED to show home standards, this exceptional four bedroom DETACHED house benefits from a double GARAGE and good size garden.

The accommodation comprises separate living and dining rooms, office, re-fitted kitchen/breakfast room, CONSERVATORY and the convenience of a ground floor cloakroom.

Upstairs there are four good size bedrooms, one en-suite plus the family bathroom.

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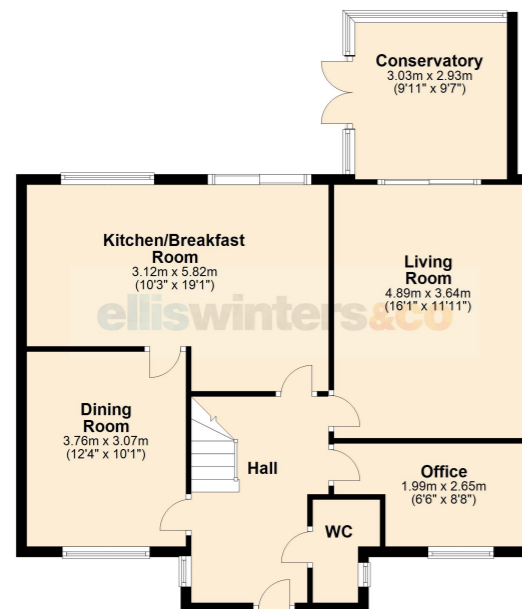
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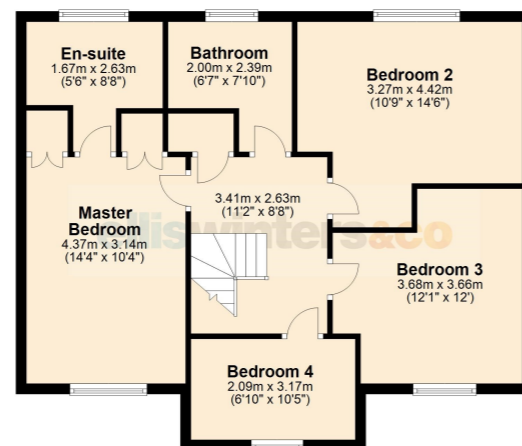
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Ground Floor



First Floor



GROUND FLOOR

Hall

Stairs rising to first floor, laminate flooring, stained glass window to side.

WC

Fitted with a low level WC and hand wash basin set within vanity unit. Window to side.

KITCHEN/BREAKFAST ROOM

5.82m (19'1") x 3.12m (10'3")
Re-fitted with a modern range of wall and base units housing eye level self clean single electric oven, integrated microwave, fridge/freezer, dishwasher and washing machine, white and calica gold marble worktops, induction hob with extractor over, window to rear and patio doors out to rear garden.

DINING ROOM

3.76m (12'4") x 3.07m (10'1")
Window to front.

LIVING ROOM

4.89m (16'1") x 3.64m (11'11")
Patio doors into conservatory.

CONSERVATORY

3.03m (9'11") x 2.93m (9'7")
Upvc construction with double doors out to garden.

OFFICE

2.65m (8'8") x 1.99m (6'6")
Window to front.

FIRST FLOOR

MASTER BEDROOM

4.37m (14'4") x 3.14m (10'4")
Window to front, fitted wardrobes.

EN-SUITE

2.63m (8'8") x 1.67m (5'6")
Fitted with a panelled bath which has mixer tap shower, wash hand basin set within vanity unit, double shower cubicle, low level WC. Window to rear.

BEDROOM 2

4.42m (14'6") x 3.27m (10'9")
Window to rear.

BEDROOM 3

3.68m (12'1") x 3.66m (12')
Window to front.

BEDROOM 4

3.17m (10'5") x 2.09m (6'10")
Window to front.

BATHROOM

2.39m (7'10") x 2.00m (6'7")
Fitted with a panelled bath which has mixer tap shower, low level WC and hand wash basin. Window to rear.

OUTSIDE

To the rear the garden is well stocked with a variety of mature shrubs and plants and has a lovely well proportioned patio area for relaxation during the summer months.

The double garage located to one side of the property has electric remote doors plus separate courtesy door into the rear garden.

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 - C

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.