

Offers Over
£375,000

Anvil Close, Chatteris, Cambridgeshire PE16 6DP



To arrange a viewing call us now on 01354 694900

This EXCEPTIONAL four bedroom DETACHED family home offers an abundance of SPACE and VERSATILITY and is BEAUTIFULLY presented throughout.

The accommodation comprises living room, modern open plan kitchen/diner, ground floor WC, four double bedrooms, two en-suites and a LUXURY RE-FITTED BATHROOM.

There is also a good size driveway and single garage plus a well manicured rear garden.

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GROUND FLOOR

HALL

Stairs rising to first floor.

WC

1.64m (5'4") x 1.04m (3'5")
Fitted with a low level WC and hand wash basin. Window to rear.

LIVING ROOM

6.19m (20'4") x 3.28m (10'9")
Freestanding electric fireplace, wooden flooring, window to front and double doors out to rear garden.

KITCHEN AREA

5.30m (17'5") x 3.28m (10'9")
Fitted with a modern range of wall and base units housing ceramic sink and drainer, and having wooden worktops, integrated dishwasher and fridge/freezer, half larder cupboards, breakfast bar, wall mounted gas boiler (installed in 2022), window to rear, door out to garden.

DINING AREA

4.45m (14'7") x 3.11m (10'2")
Window to front, open plan to kitchen area.

FIRST FLOOR

MASTER BEDROOM

4.72m (15'6") x 2.95m (9'8") max.
Window to front, fitted wardrobes.

EN-SUITE 1

2.95m (9'8") x 1.37m (4'6")
Fitted with a double shower cubicle, low level WC and hand wash basin set within vanity unit. Window to rear.

BEDROOM 2

3.60m (11'10") x 3.33m (10'11")
Window to rear, fitted wardrobes.

EN-SUITE 2

2.10m (6'11") x 1.37m (4'6")
Fitted with a double shower cubicle, low level WC and hand wash basin set within vanity unit. Window to rear.

FAMILY BATHROOM

3.28m (10'9") x 1.85m (6'1")
Fitted with a feature freestanding bath, single shower cubicle, low level WC and hand wash basin set within vanity unit. Window to front.

SECOND FLOOR

BEDROOM 3

4.33m (14'2") x 3.47m (11'5")
Two velux to front and one to rear.

BEDROOM 4

3.47m (11'5") x 3.18m (10'5")
Two velux to front and one to rear.

OUTSIDE

A long driveway to one side provides off road parking and leads to the single garage which has standard up and over door, power and light. There is also plumbing for a washing machine and space for a tumble drier, plus an electric car charger point to driveway.

To the rear, the beautifully manicured south west facing garden is laid mainly to a high grade astroturf lawn, deep established borders and an extensive sunny patio area which is laid with porcelain tiles.

SERVICES

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

TENURE

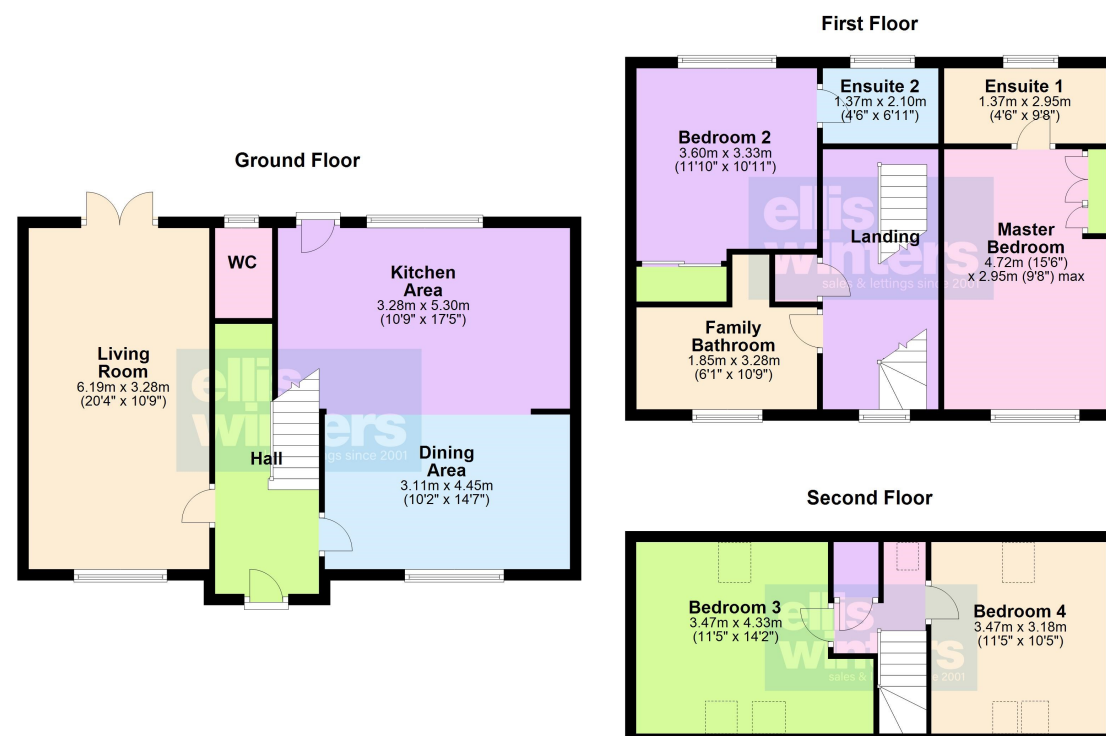
Freehold

Fenland District Council Tax band - D
Energy rating - C

AGENTS NOTE

Under Section 21 of the Estate Agency Act 1979 we must disclose that one of the vendors of this property is a member of staff employed by Ellis Winters.

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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