

**£550,000**

Hinchingbrooke Drive, Chatteris, Cambridgeshire PE16 6EW



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

Set on an incredible plot of approx. 0.71 of an acre (STMS) this SUBSTANTIAL five bedroom DETACHED bungalow with OUTBUILDINGS and SWIMMING POOL really must be viewed to fully appreciate everything on offer.

The accommodation comprises living room, modern kitchen/diner with utility in support, ground floor bedroom and shower room, swimming pool with associated pump room and additional shower room. Upstairs there are four further bedrooms and a bathroom.

The property offers BUSINESS POTENTIAL should somebody wish to run their own business from home.

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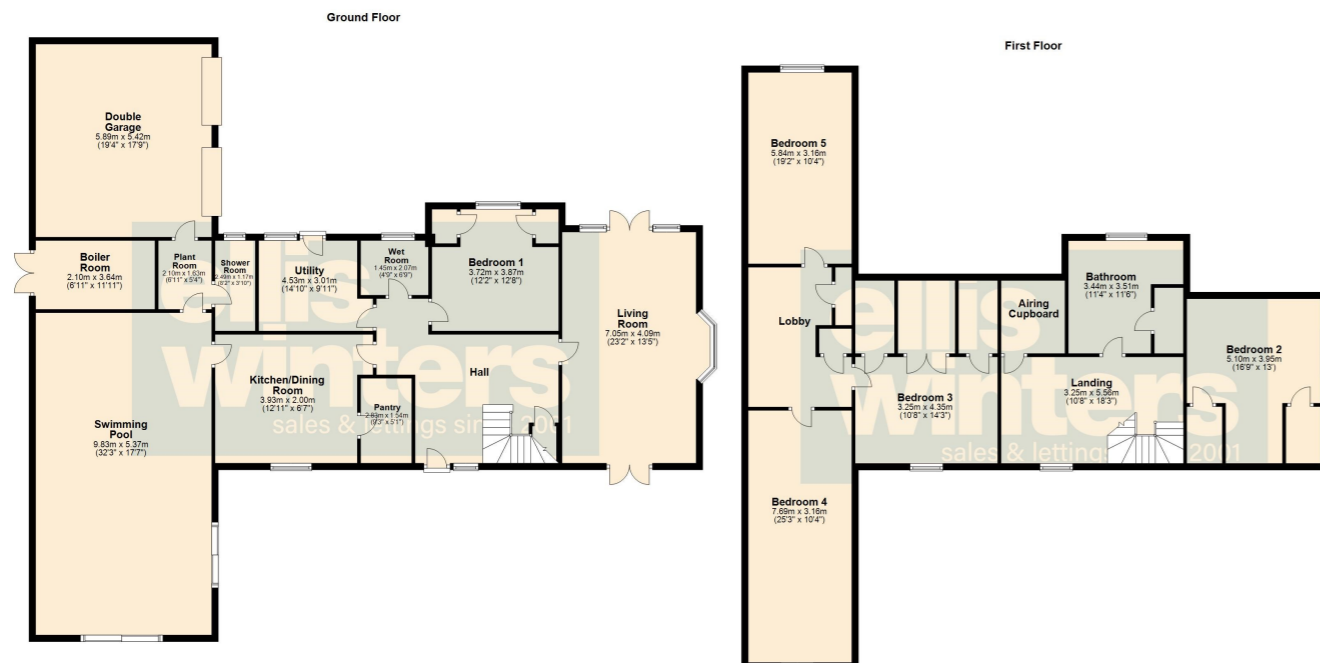
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**GROUND FLOOR**

**HALL**

Under stairs cupboard, stairs rising to first floor.

**LIVING ROOM**

7.05m (23'2") x 4.09m (13'5")  
Bay window to side, double doors to both front and rear, feature brick fireplace with open fire, two windows to rear, two double doors, door to:

**KITCHEN/DINING ROOM**

3.93m (12'11") x 4.82m (15'10")  
Fitted with a matching range of wall and base units housing range style cooker, walk-in pantry, integrated dishwasher and fridge, fitted table with Corian worktops, window to front.

**PANTRY**

2.83m (9'3") x 1.54m (5'1")  
Fitted shelving.

**UTILITY**

4.53m (14'10") x 3.01m (9'11")  
Fitted with a matching range of wall and base units with plumbing for washing machine and housing 1 ½ sink and drainer, window to rear, door out to garden.

**BEDROOM 1**

3.87m (12'8") x 3.72m (12'2")  
Window to rear.

**WET ROOM**

Open plan shower, low level WC and hand wash basin. Window to rear.

**FIRST FLOOR**

**LANDING**

Extensive landing with seating/office area, airing cupboard.

**BEDROOM 2**

5.10m (16'9") x 3.95m (13')  
Window to side, fitted wardrobes, built in desk, alcove storage.

**BATHROOM**

3.51m (11'6") x 3.44m (11'4")  
Fitted with a panelled bath, low level WC and hand wash basin. Large storage cupboard and window to rear.

**BEDROOM 3**

4.35m (14'3") x 3.25m (10'8")  
Window to front, fitted wardrobes, alcove storage, door to lobby.

**LOBBY**

**BEDROOM 4**

7.69m (25'3") x 3.16m (10'4")  
Window to front.

**BEDROOM 5**

5.84m (19'2") x 3.16m (10'4")  
Window to rear.

**SWIMMING POOL**

9.83m (32'3") x 5.37m (17'7")  
Two sets of patio doors, under floor heating.

**SHOWER ROOM**

2.49m (8'2") x 1.17m (3'10")  
Fitted with a single shower cubicle, low level WC and hand wash basin. Window to rear.

**PLANT ROOM**

Housing pump etc., for swimming pool.

**OUTSIDE**

**BOILER ROOM**

Double doors to side, back boiler.

**DOUBLE GARAGE**

5.89m (19'4") x 5.42m (17'9")  
Standard up and over doors, power and light.

**OUTBUILDING 1**

9.24m (30'3") x 5.67m (18'6") approx.  
Double doors to front, power and light.

**OUTBUILDING 2**

9.45m (31') x 3.19m (10'4") approx.  
Double doors to front, heating, power and light.

The extensive gardens are planted with a variety of trees and there is hardstanding for several vehicles if required.

The garden area directly behind the property has an extensive patio and is laid to lawn with shrub borders.

**SERVICES**

Mains gas, electricity, water and drainage.

**TENURE**

Freehold

**Energy rating - C**

Fenland District Council Tax band - 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.