

£435,000

Farriers Gate, Chatteris, Cambridgeshire PE16 6AY



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

This WELL PRESENTED five bedroom DETACHED home offers all the space and versatility that a family requires. Our sellers have RE-FITTED the kitchen/diner which is now the hub of the home and overlooks the rear garden.

The accommodation comprises living room, office, modern kitchen/diner with utility in support plus the convenience of a ground floor cloakroom. To the first floor both the master bedroom and bedroom 2 each have their own en-suite shower rooms. Bedroom 5 and the STUNNING re-fitted family bathroom are also located on this floor. To the second floor there are two further double bedrooms and an additional shower room.

There is off road parking to the front and a single GARAGE.

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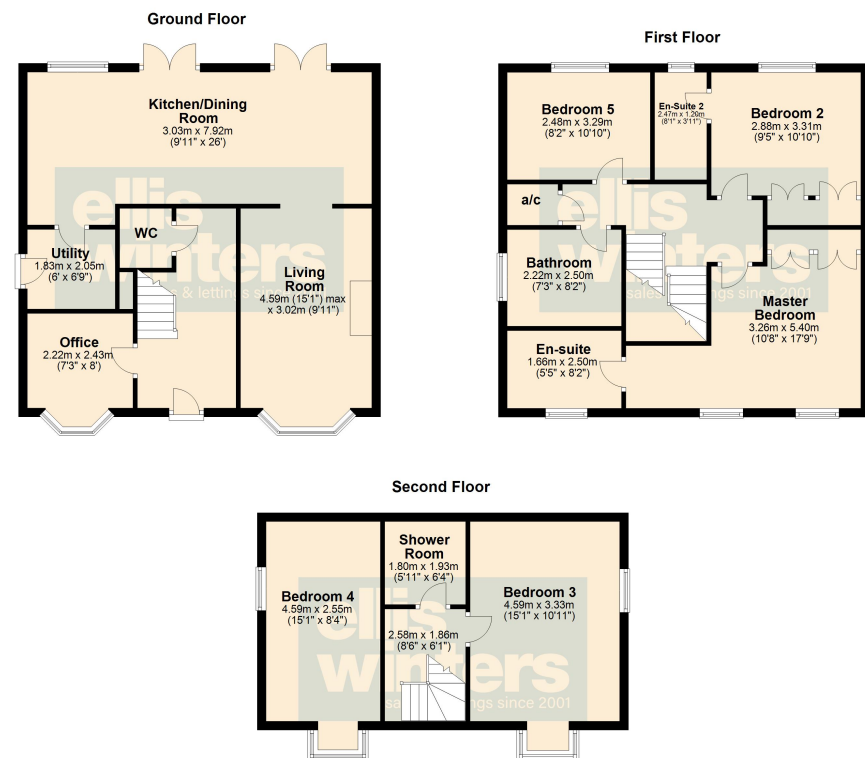


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**GROUND FLOOR**

**HALL**

Stairs rising to first floor.

**WC**

1.37m (4'6") x 1.20m (3'11")  
Fitted with a low level WC and hand wash basin.

**LIVING ROOM**

4.59m (15'1") max. x 3.02m (9'11")  
Bay window to front, feature modern fireplace.

**KITCHEN/DINING ROOM**

7.92m (26') x 3.03m (9'11")  
Re-fitted with a modern range of wall and base units with feature LED lighting, integrated dishwasher and fridge/freezer, eye level NEFF hide and slide oven plus microwave/grill/oven, five ring gas hob with extractor over, wine rack, built in blue tooth speakers, window to rear and two sets of double doors leading out to rear garden

**UTILITY**

2.05m (6'9") x 1.83m (6')  
Fitted with a modern range of wall and base units with plumbing for washing machine, single sink and drainer, wall mounted gas boiler (newly fitted), door out to garden.

**OFFICE**

2.43m (8') x 2.22m (7'3")  
Bay window to front.

**FIRST FLOOR**

**MASTER BEDROOM**

5.40m (17'9") x 3.26m (10'8")  
Two windows to front, fitted wardrobes, dressing area.

**EN-SUITE**

2.50m (8'2") x 1.66m (5'5")  
Fitted with a double shower cubicle, low level WC and hand wash basin. Window to front.

**BEDROOM 2**

3.31m (10'10") x 2.88m (9'5")  
Window to rear, fitted wardrobes.

**EN-SUITE 2**

2.47m (8'1") x 1.20m (3'11")  
Fitted with a double shower cubicle, low level WC and hand wash basin. Window to rear.

**BEDROOM 5**

3.29m (10'10") x 2.48m (8'2")  
Window to rear.

**BATHROOM**

2.50m (8'2") x 2.22m (7'3")  
Re-fitted with a stunning freestanding bath, fully tiled walls with inset shelving, wash hand basin set within vanity unit, WC, built in storage cupboard. There is a remote control for the thermostat allowing the water to warm in advance. Window to side.

**SECOND FLOOR**

**BEDROOM 3**

4.59m (15'1") x 3.33m (10'11")  
Box bay window to front, window to side.

**BEDROOM 4**

4.59m (15'1") x 2.55m (8'4")  
Box bay window to front, window to side.

**SHOWER ROOM**

1.93m (6'4") x 1.80m (5'11")  
Fitted with a single shower cubicle, low level WC and hand wash basin.

**OUTSIDE**

A 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 additional parking to the front of the property.

To the rear, the garden has an extensive composite decked patio with the balance laid to lawn, storage shed, outside power and side access gate.

**SERVICES**

Mains gas, electricity, water and drainage. The property has gas fired central heating. There is a Hive heating system in place.

**TENURE**

Freehold

Finland District Council Tax band E

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.

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