

£365,000

Fortrey Court, London Road,  
Chatteris, Cambridgeshire PE16 6FS



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

BRAND NEW this substantial three bedroom DETACHED BUNGALOW is set within an EXCLUSIVE DEVELOPMENT and offers an exceptional amount of space.

Finished to a HIGH SPECIFICATION, the bungalow offers a stunning kitchen/diner with integrated appliances, spacious living room, three good size bedrooms, family bathroom and EN-SUITE to master.

There is ample OFF ROAD PARKING to the side under a CAR PORT plus a good size garden to the rear.

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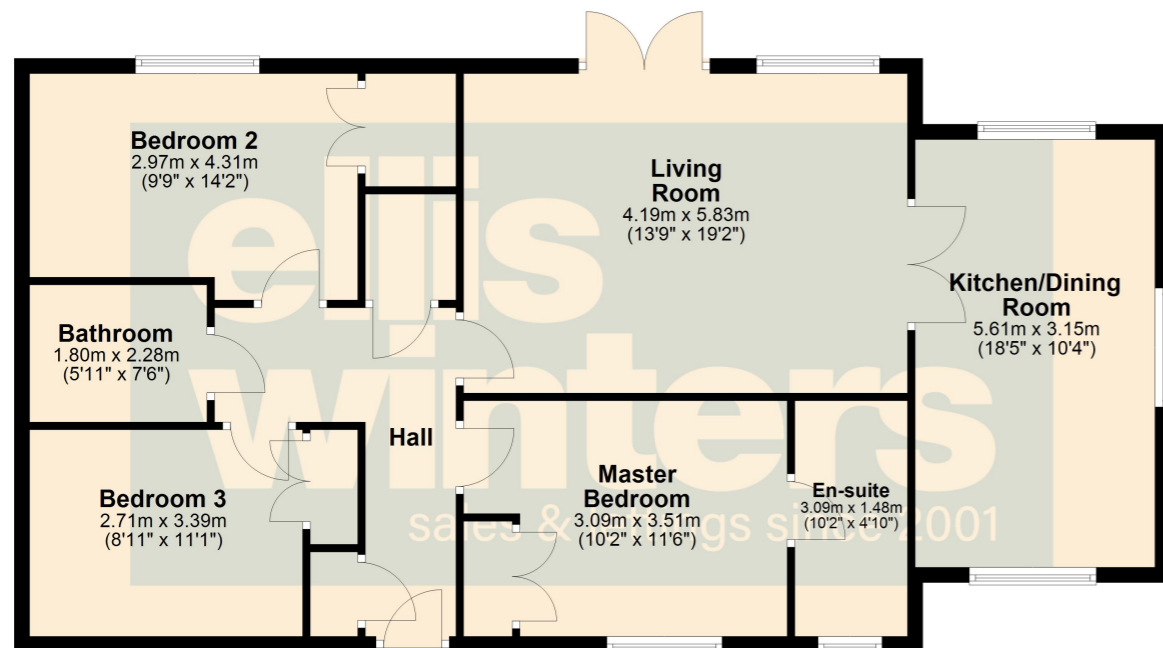
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Ground Floor



**LIVING ROOM**

5.83m (19'2") x 4.19m (13'9")  
Window to rear and double doors leading out to the rear garden.

**KITCHEN/DINING ROOM**

5.61m (18'5") x 3.15m (10'4")  
Fitted with a modern range of wall and base units housing single electric oven and four ring ceramic hob with extractor over, integrated fridge/freezer and dishwasher, plumbing for washing machine, spacious dining area, windows to three aspects and double doors into living room.

**MASTER BEDROOM**

3.51m (11'6") x 3.09m (10'2")  
Window to front, fitted wardrobe.

**EN-SUITE**

3.09m (10'2") x 1.48m (4'10")  
Fitted with a double shower cubicle, low level WC and hand wash basin. Window to front.

**BEDROOM 2**

4.31m (14'2") x 2.97m (9'9")  
Window to rear, walk-in wardrobe.

**BEDROOM 3**

3.39m (11'1") x 2.71m (8'11")  
Window to front, fitted wardrobe.

**BATHROOM**

2.28m (7'6") x 1.80m (5'11")  
Fitted with a panelled bath which has mains shower over, low level WC and hand wash basin.

**OUTSIDE**

The front garden is open plan and planted with a variety of shrubs.  
An extensive car port to one side provides ample covered off road parking and also has a car charging point. To the rear, the garden is laid to lawn with patio area.

**SERVICES**

Mains electricity, water and drainage. There is an air source heat pump and the property and there is under floor heating throughout.

Fenland District Council Tax Band TBC

Tenure Freehold

Energy rating TBC

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.