

£350,000

St Pauls Drive, Chatteris, Cambridgeshire PE16 6DG



To arrange a viewing call us now on 01354 694900

This spacious four bedroom DETACHED HOUSE is well located and has lovely kerb appeal. Having ample OFF ROAD PARKING plus a DOUBLE GARAGE and OUTSIDE OFFICE, the property provides all the space a growing family will require.

The accommodation comprises separate living and dining rooms, kitchen and utility, ground floor cloakroom, four good size bedrooms plus family bathroom and EN-SUITE to master.

Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA  
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**GROUND FLOOR**

**HALL**

Entrance door in and stairs rising to first floor.

**WC**

1.88m (6'2") x 0.75m (2'5")  
Fitted with a low level WC and hand wash basin.

**LIVING ROOM**

6.70m (22') x 3.10m (10'2")  
Window to front, double doors at rear leading out to the garden.

**DINING ROOM**

3.91m (12'10") x 3.08m (10'1")  
Window to front.

**KITCHEN**

3.06m (10') x 2.46m (8'1")  
Fitted with a matching range of wall and base units housing double electric oven and four ring gas hob with extractor over, plumbing for dishwasher and space for fridge/freezer, window to rear, opening into utility.

**UTILITY**

2.58m (8'6") max. x 1.89m (6'2")  
Plumbing for washing machine and space for tumble drier, wall mounted gas boiler, door out to rear garden.

**FIRST FLOOR**

**MASTER BEDROOM**

4.22m (13'10") x 3.63m (11'11")  
Window to front.

**EN-SUITE**

2.00m (6'7") x 1.93m (6'4")  
Fitted with a single shower cubicle which has mains shower, low level WC and hand wash basin. Window to front.

**BEDROOM 2**

3.63m (11'11") x 3.15m (10'4")  
Window to front.

**BEDROOM 3**

3.10m (10'2") x 2.81m (9'3")  
Window to rear.

**BEDROOM 4**

2.74m (9') x 2.33m (7'8") max.  
Window to rear.

**BATHROOM**

2.70m (8'10") x 1.78m (5'10")  
Fitted with a panelled bath which has mains shower over, low level WC and hand wash basin. Fully tiled walls and window to rear.

**OUTSIDE**

The front garden is open plan and planted with a variety of mature shrubs.

A large driveway to one side provides ample off road parking and leads to the double garage which has standard up and over door, power and light.

To the rear, the garden is laid mainly to lawn with patio area.

There is also a detached outside office which is insulated and has power and light.

**SERVICES**

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

**TENURE**

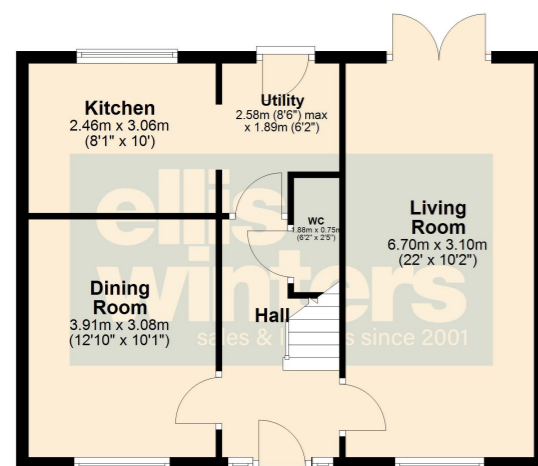
Freehold

Fenland District Council Tax Band - D

Energy rating - C

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.

**Ground Floor**



**First Floor**

