

£310,000

Larham Way, Chatteris, Cambridgeshire PE16 6PH



To arrange a viewing call us now on 01354 694900

Offered for sale with NO FORWARD CHAIN, this four bedroom detached family home is set close to many amenities and benefits from a SINGLE GARAGE and OFF ROAD PARKING. The accommodation comprises separate living and dining rooms, kitchen with utility in support, CONSERVATORY and the convenience of a ground floor WC. Upstairs there are four good size bedrooms, family bathroom and EN-SUITE to master.

Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA
Tel: 01354 694900 Email: info@elliswinters.co.uk www.elliswinters.co.uk

elliswinters&co



elliswinters&co

£310,000

Larham Way, Chatteris, Cambridgeshire PE16 6PH



GROUND FLOOR

LIVING ROOM

4.40m (14'5") x 3.49m (11'5")
Two windows to front, feature fireplace housing electric fire. There is an open fireplace behind.

DINING ROOM

3.03m (9'11") x 2.95m (9'8")
Patio door into conservatory.

CONSERVATORY

3.01m (9'11") x 2.75m (9')
Brick and UPVC construction with insulated roof and double doors out to garden.

KITCHEN

4.12m (13'6") x 3.03m (9'11")
Fitted with a matching range of wall and base units complete with freestanding cooker and dishwasher. Space for fridge and fridge/freezer, window to rear.

UTILITY

1.95m (6'5") x 1.85m (6'1")
Fitted with base units, tumble dryer, plumbing for washing machine. Gas boiler, window to rear, door out to garden.

WC

1.85m (6'1") x 0.90m (2'11")
Fitted with a low level WC and hand wash basin. Window to side.

FIRST FLOOR

MASTER BEDROOM

3.59m (11'9") x 3.28m (10'9")
Two windows to front, fitted wardrobe.

EN-SUITE

Fitted with a panelled bath which has mixer tap shower, low level WC and hand wash basin. Window to front.

BEDROOM 2

3.17m (10'5") x 2.99m (9'10")
Window to rear, fitted wardrobe.

BEDROOM 3

3.85m (12'8") x 2.45m (8')
Window to front, fitted wardrobe.

BEDROOM 4

2.90m (9'6") x 1.97m (6'6")
Window to rear.

BATHROOM

Fitted with a panelled bath which has mixer tap shower, low level WC and hand wash basin. Window to rear.

OUTSIDE

The front of the property is enclosed by a low level fence and is laid to hardstanding which provides off road parking.

The single garage has standard up and over door, power and light.

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

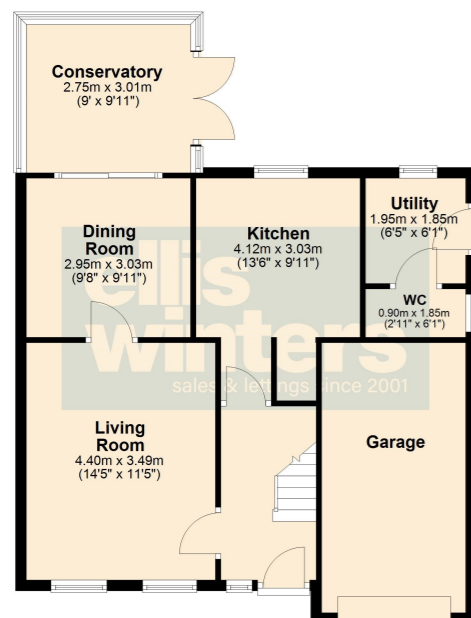
SERVICES

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

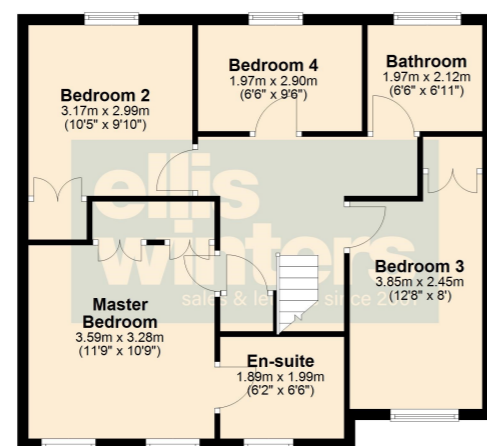
Tenure Freehold
Fenland District Council Tax band D
Energy rating D

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



elliswinters&co