

£350,000

South Park Street, Chatteris, Cambridgeshire PE16 6AR



To arrange a viewing call us now on 01354 694900

NEW BUILD - this stunning FOUR BEDROOM SEMI-DETACHED house is perfectly designed and as you step inside you'll be greeted by a spacious and inviting OPEN-PLAN LIVING AREA, ideal for entertaining and family gatherings. The fully integrated kitchen boasts modern appliances and sleek finishes, making cooking a pleasure. This home beautifully combines comfort, style, and practicality, making it a perfect choice for families or anyone seeking a modern lifestyle. Don't miss out on the opportunity to make this dream home yours!

Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA  
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#### Ground Floor

##### WC

1.89m (6'2") x 1.10m (3'7")  
Fitted with a low level wc and hand wash basin

##### Open Plan Living/Dining/Kitchen

8.07m (26'6") x 2.00m (6'7")  
Living area has box bay window to front.  
Kitchen/dining area is fitted with a modern range of wall and base units fully integrated with fridge/freezer, dishwasher and washing machine, eye level double electric oven with four ring induction hob that has extractor over, Island, double doors out to garden with windows to either side

#### First Floor

##### Master Bedroom

3.28m (10'9") x 2.30m (7'6")  
Window to front, fitted wardrobes

##### En-suite

1.95m (6'5") x 1.73m (5'8")  
Fitted with a single shower cubicle, low level wc and hand wash basin set within vanity unit. Window to front.

##### Bedroom 3

3.18m (10'5") x 2.68m (8'10")  
Window to rear

##### Bedroom 4

3.18m (10'5") x 2.67m (8'9") max  
Window to rear

#### Bathroom

2.03m (6'8") x 2.01m (6'7")  
Fitted with a panelled bath which has mixer tap shower, low level wc and hand wash basin. Window to side

#### Second Floor

##### Bedroom 2

4.52m (14'10") x 3.46m (11'4")  
Two velux windows to rear

#### Outside

The front of the property is block paved to provide ample off road parking. To the rear, the garden is laid to lawn with patio area and storage shed.

#### Services

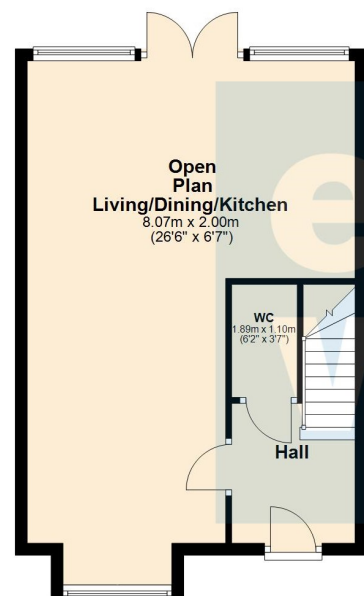
Mains gas, electricity, water and drainage.  
The property has gas fired central heating

Tenure Freehold  
Council Tax Band D  
EPC n/a

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.

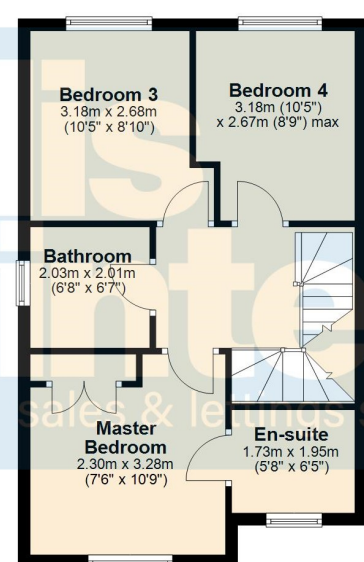
#### Ground Floor

Approx. 45.7 sq. metres (491.5 sq. feet)



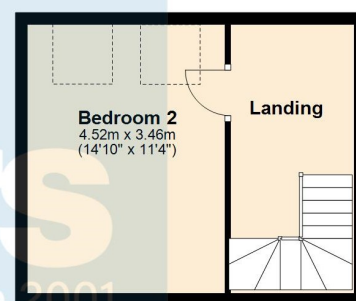
#### First Floor

Approx. 45.2 sq. metres (486.9 sq. feet)



#### Second Floor

Approx. 24.8 sq. metres (266.9 sq. feet)



Total area: approx. 115.7 sq. metres (1245.3 sq. feet)

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