

£350,000

7 Larham Way, Chatteris, Cambridgeshire PE16 6PH



To arrange a viewing call us now on 01354 694900

Offered for sale with NO FORWARD CHAIN, this BEAUTIFULLY PRESENTED four bedroom DETACHED family home property offers a harmonious blend of comfort and style. The open-plan living, dining, and kitchen area provides a spacious and inviting atmosphere, perfect for entertaining or family gatherings. Additionally, a separate family room offers a cosy retreat for relaxation or somewhere to hide the children's toys!

Step outside to discover a beautifully LANDSCAPED rear garden, ideal for outdoor activities and OFF-ROAD PARKING at the front ensures you and your guests have ample space.

Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA  
Tel: 01354 694900 Email: [info@elliswinters.co.uk](mailto:info@elliswinters.co.uk) [www.elliswinters.co.uk](http://www.elliswinters.co.uk)

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#### GROUND FLOOR

##### WC

1.63m (5'4") x 1.23m (4')  
Fitted with a low level WC and hand wash basin. Window to front.

##### LIVING ROOM AREA

3.98m (13'1") x 3.96m (13')  
Two windows to front, working open fireplace with wooden surround, open plan to:

##### DINING AREA

3.23m (10'7") x 2.73m (8'11")  
Patio doors out to rear garden.

##### KITCHEN

3.50m (11'6") x 3.02m (9'11") max.  
Fitted with a matching range of wall and base units housing induction hob and single electric oven, integrated dishwasher, plumbing for washing machine and space for fridge/freezer, single sink and drainer which has waste disposal unit, stunning quartz worktops with breakfast bar area, window to rear, door out to garden, open plan to dining room.

##### FAMILY ROOM

5.27m (17'3") x 2.45m (8')  
Two windows to front, double doors out to rear garden.

#### FIRST FLOOR

##### MASTER BEDROOM

3.09m (10'2") x 2.82m (9'3")  
Two windows to front, fitted wardrobe.

##### EN-SUITE

2.13m (7') max. x 1.18m (3'10")  
Fitted with a single shower cubicle, low level WC and hand wash basin. Window to side.

##### BEDROOM 2

3.04m (10') x 2.68m (8'10")  
Window to front.

##### BEDROOM 3

2.83m (9'3") x 2.73m (8'11")  
Window to rear.

##### BEDROOM 4

3.02m (9'11") x 2.12m (6'11")  
Window to rear.

##### BATHROOM

Fitted with a 'p' shaped bath with mains shower over, low level WC and hand wash basin set within vanity unit. Window to rear.

##### OUTSIDE

The front garden is block paved to provide off road parking. To the rear the south facing garden is beautifully landscaped and has a covered patio area, feature lighting, summerhouse which has power and light plus a shaped lawn and established borders.

##### A NOTE FROM THE FAMILY

We are the first owners of 7 Larham Way with this house being our family home for 34 years.

This home has been filled with love, laughter and contains some of our happiest memories as our family grew up. The house itself has been lovingly cared for, updated and the garden very well looked after for all these years.

If you get to call this house your home in future you can feel confident that your new home has never known anything except happy times with a loving family.

##### SERVICES

Mains gas, electricity, water and drainage. The property has gas fired central heating. There are solar panels which are on a Lease agreement were installed in 2012. They have a 20 year warranty.

##### TENURE

Freehold

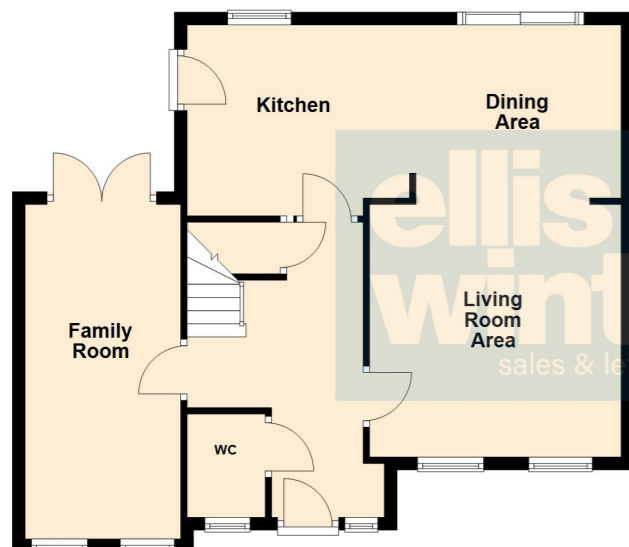
Fenland District Council tax band D

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.

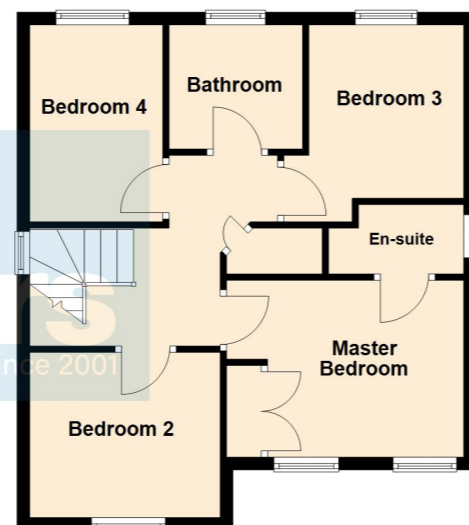
#### Ground Floor

Approx. 60.4 sq. metres (650.4 sq. feet)



#### First Floor

Approx. 50.8 sq. metres (547.3 sq. feet)



Total area: approx. 111.3 sq. metres (1197.7 sq. feet)

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