

£470,000

Elder Place, Chatteris, Cambridgeshire PE16 6HT



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

Welcome to this stunning five-bedroom detached executive home, where luxury meets comfort. Boasting extensive frontage, this property is framed by a majestic mature oak tree, providing an impressive first impression. Step inside to discover two elegantly designed reception rooms, perfect for entertaining or quiet evenings in. The modern kitchen/dining room is a chef's dream, featuring sleek granite worktops and abundant space for family gatherings. Retreat to any of the five generously sized bedrooms, including two with en-suite bathrooms for added convenience and privacy.

Outside, the beautifully landscaped garden provides a serene outdoor space for enjoyment and recreation.

This exquisite home combines style, functionality, and a prime location—truly a perfect haven for families seeking a tranquil yet sophisticated lifestyle.

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**GROUND FLOOR**

Hall  
Stairs rising to first floor.

Cloakroom  
1.63m (5'4") x 1.49m (4'11")  
Fitted two piece suite comprising low level WC, pedestal mounted wash hand basin, door to under stairs storage cupboard, radiator.

Living Room  
6.13m (20'1") x 3.95m (12'11")  
Window to front, double doors leading out to rear garden, feature fireplace with log burner.

Family Room  
4.32m (14'2") x 3.05m (10') max.  
Bay window to front and separate window to side.

Kitchen/Dining Room  
6.30m (20'8") x 4.06m (13'4")  
Window to rear, bay window to rear. Fitted with a matching range of wall and base units with granite work surfaces, inset sink and drainer unit with mixer tap over, instant hot water tap, integrated oven/hob with extractor, integrated dishwasher, space for America style fridge/freezer, bay window in dining area, further window to rear.

Utility  
2.80m (9'2") x 1.55m (5'1")  
Fitted with a matching range of wall and base units with stainless steel sink and drainer unit, spaces for washing machine and tumble dryer, wine rack, window to side and door out to garden.

**FIRST FLOOR**

Master Bedroom  
4.57m (15') x 3.23m (10'7")  
Windows to both front and side, fitted wardrobes.

En-suite  
2.34m (7'8") x 1.60m (5'3")  
Window to side.

Bedroom 2  
2.50m (8'2") x 1.89m (6'2")  
Window to rear, fitted wardrobes.

En-suite 2  
1.89m (6'2") x 1.79m (5'10") max.  
Fitted with a three piece suite comprising walk-in shower cubicle low level WC and hand wash basin. Heated towel rail and window to side.

Bedroom 3  
5.15m (16'11") x 3.25m (10'8")  
Window to rear, fitted wardrobes.

Bedroom 4  
2.96m (9'9") x 2.56m (8'5")  
Window to front.

Bedroom 5  
3.08m (10'1") max. x 2.79m (9'2")  
Window to rear.

Bathroom  
2.05m (6'9") x 1.86m (6'1")  
Fitted three piece suite comprising panelled bath with mixer shower attachment over, low level WC and hand wash basin. Window to front.

**OUTSIDE**

The extensive front garden is laid to lawn and enclosed by hedging. There is a gorgeous mature oak tree which is an impressive focal point and adds timeless charm and character to the front of the property.

To the rear, the landscaped garden is beautifully presented with multiple areas for both relaxation and entertaining.

An extensive driveway to the rear of the property provides ample off road parking and leads to the double garage 5.70m (18'8") x 5.10m (16'9") which has double up and over doors, power and light.

**SERVICES**

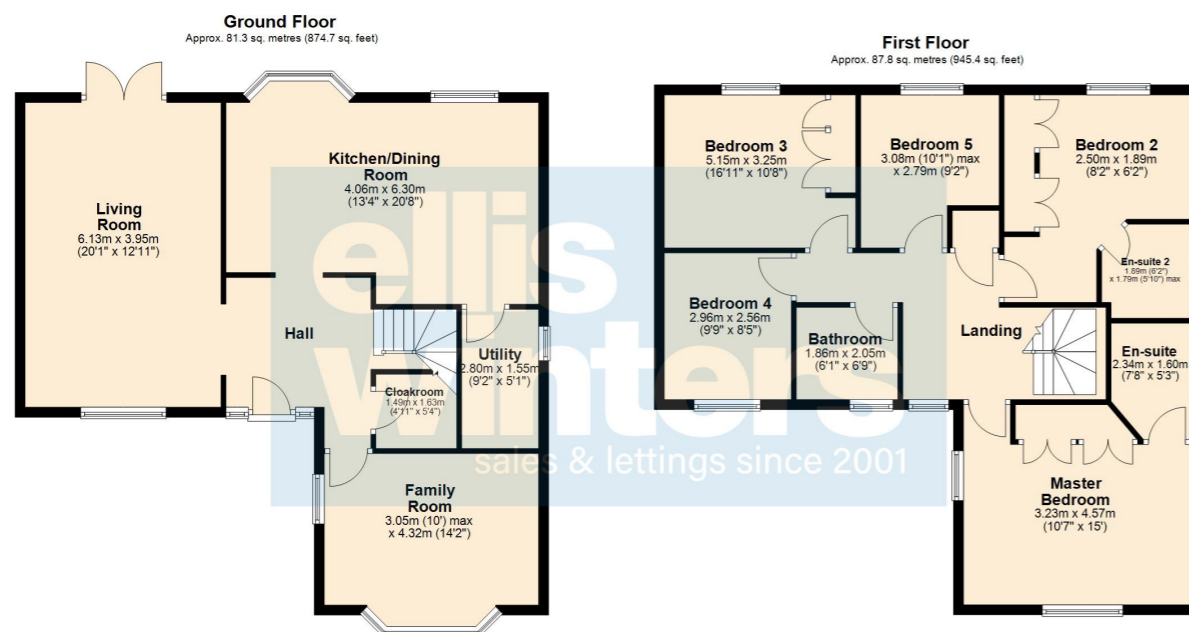
Mains gas, electricity, water and drainage.

Tenure - Freehold

Energy rating C

Fenland District Council tax band E

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.



Total area: approx. 169.1 sq. metres (1820.2 sq. feet)