

£300,000

Kingfisher Close, Chatteris, Cambridgeshire PE16 6TP



To arrange a viewing call us now on 01354 694900

Nestled in a DESIRABLE LOCATION, this charming three-bedroom DETACHED family home offers an ideal blend of comfort and convenience. Featuring a single GARAGE and a driveway, you'll also find ample additional parking on the side, perfect for accommodating a caravan if needed! Step inside to discover a WELL-APPOINTED kitchen, a spacious lounge/diner perfect for family gatherings or entertaining guests, and the added convenience of a ground floor cloakroom. Upstairs, enjoy three generously sized bedrooms, including a master bedroom complete with an en-suite shower room for ultimate privacy.

Don't miss the opportunity to make this wonderful property your own!

Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA  
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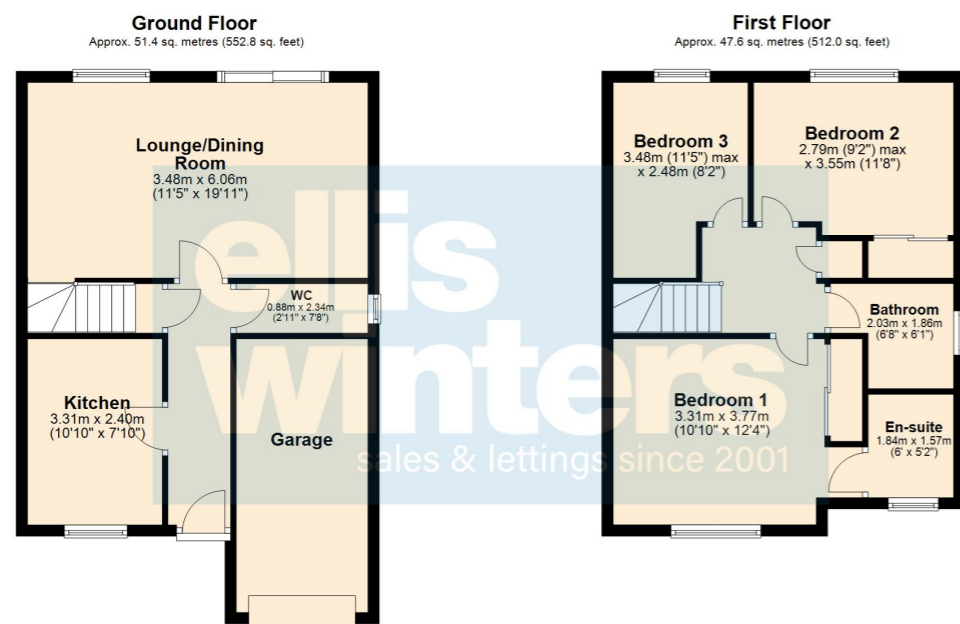
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Total area: approx. 98.9 sq. metres (1064.7 sq. feet)

#### GROUND FLOOR

**Kitchen**  
3.31m (10'10") x 2.40m (7'10")  
Fitted with a matching range of wall and base units housing freestanding cooker, plumbing for washing machine and dishwasher, space for under counter fridge and freezer, wall mounted gas boiler which was installed in May 2021, window to front.

**Lounge/Dining Room**  
6.06m (19'11") x 3.48m (11'5")  
Window to rear, patio door leading out to rear garden, stairs rising to first floor.

**WC**  
2.34m (7'8") x 0.88m (2'11")  
Fitted with a low level WC and hand wash basin. Window to side.

#### FIRST FLOOR

**Bedroom 1**  
3.77m (12'4") x 3.31m (10'10")  
Window to front, fitted wardrobe.

**En-suite**  
1.84m (6') x 1.57m (5'2")  
Fitted with a 1½ width shower tray, low level WC and hand wash basin set within vanity unit. Window to front.

**Bedroom 2**  
3.55m (11'8") x 2.79m (9'2") max.  
Window to rear, fitted wardrobe.

**Bedroom 3**  
3.48m (11'5") max. x 2.48m (8'2")  
Window to rear.

**Bathroom**  
2.03m (6'8") x 1.86m (6'1")  
Fitted with a panelled 'p' shaped bath which has shower over, low level WC and hand wash basin set within vanity unit. Window to side.

#### OUTSIDE

There is off road parking at the front of the property direct in front of the single garage which has standard up and over door, power and light. There is a separate courtesy door to the side of the garage leading directly into the rear garden. Double gates to the side of the property lead to an additional parking area where there is an EV charger which is rated at 7kW - this was installed August 2022.

The rear garden is laid to lawn with two patio areas and shrub borders.

#### SERVICES

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

#### Tenure

Fenland District Council Tax Band C  
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.