

£340,000

Angoods Lane, Chatteris, Cambridgeshire PE16 6RG



To arrange a viewing call us now on 01354 694900

This stunning FOUR-BEDROOM DETACHED family home has been BEAUTIFULLY REFURBISHED by its current owners making every day living that little bit easier. The spacious kitchen/diner offers is ideal for family meals and entertaining, while the separate living and family rooms enhance versatility and comfort for everyday activities. Upstairs, you'll find four generously sized double bedrooms, perfect for restful retreats, along with a stylish modern family bathroom. The property also features a driveway that provides OFF ROAD PARKING and conveniently leads to a SINGLE GARAGE, ensuring ample space for vehicles.

This home is a true gem, combining elegance, practicality, and an inviting atmosphere - perfect for creating lasting family memories.

Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA
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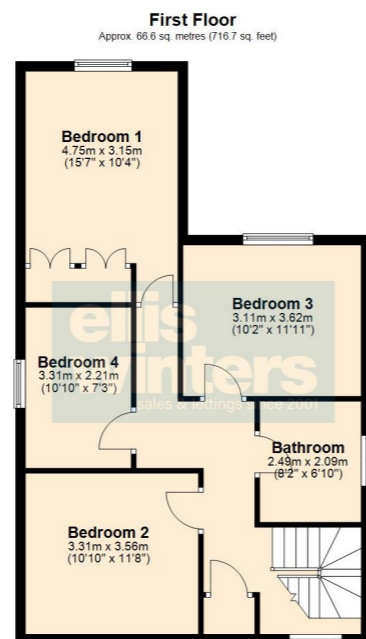
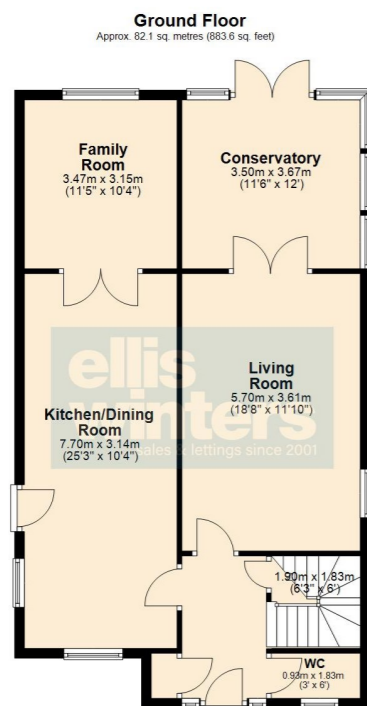
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Total area: approx. 148.7 sq. metres (1600.3 sq. feet)

GROUND FLOOR

WC
1.83m (6') x 0.93m (3')
Fitted with a low-level WC and hand wash basin. Feature half panelled walls and window to front.

Kitchen/Dining Room
7.70m (25'3") x 3.14m (10'4")
Fitted with a modern range of wall, display and base units with space for a freestanding cooker and fridge/freezer, plumbing for washing machine and dishwasher, windows to both front and side.

Family Room
3.47m (11'5") x 3.15m (10'4")
Window to rear.

Living Room
5.70m (18'8") x 3.61m (11'10")
Window to side and double doors into conservatory.

Conservatory
3.67m (12') x 3.50m (11'6")
Brick and upvc construction with double doors out to garden.

FIRST FLOOR

Bedroom 1
4.75m (15'7") x 3.15m (10'4")
Window to rear, fitted wardrobes.

Bedroom 2
3.56m (11'8") x 3.31m (10'10")
Window to front.

Bedroom 3
3.62m (11'11") x 3.11m (10'2")
Window to rear.

Bedroom 4
3.31m (10'10") x 2.21m (7'3")
Window to side.

Bathroom
2.49m (8'2") x 2.09m (6'10")
Fitted with a double shower cubicle, bath with mixer tap shower, low level WC and hand wash basin. Window to side.

OUTSIDE

To the front of the property, the garden is open plan and laid to gravel. A driveway to one side provides off road parking and leads to the single garage which has standard up and over door, power and light.

To the rear, the garden is laid mainly to lawn with raised decked patio area.

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

Freehold
Fenland District Council Tax Band D
Energy rating D

AGENTS NOTE

Under Section 21 of the Estate Agency Act 1979 we must disclose that the vendors of this property are related to a member of staff employed by Ellis Winters.

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.