

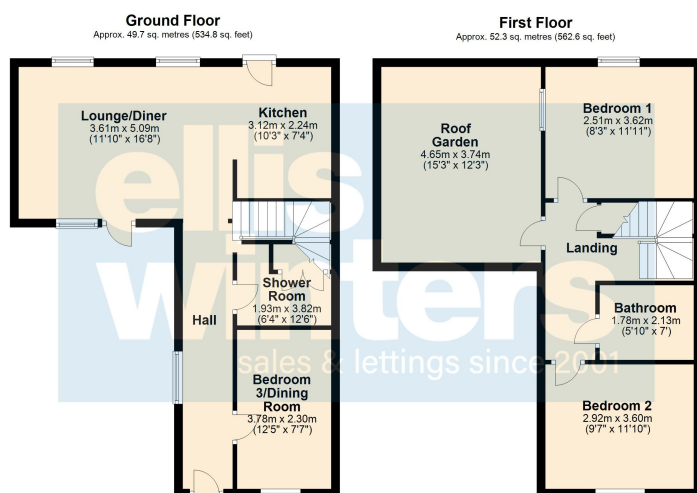
£250,000

Beaufort Drive, Chatteris, Cambridgeshire PE16 6RW



To arrange a viewing call us now on 01354 694900

Seeking a home that truly stands out? Look no further! This impeccably presented three-bedroom detached property offers a seamless move-in experience. Imagine entertaining in the spacious, open-plan living/dining/kitchen area. The ground floor also features a convenient third bedroom and shower room. Upstairs, you'll find two further bedrooms and the family bathroom. But the real showstopper? Not one, but **three** distinct garden spaces, including a stunning roof garden perfect for enjoying sunsets. Complete with allocated parking for two vehicles, this is more than just a house; it's a lifestyle waiting to be embraced.



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GROUND FLOOR

Lounge/diner
5.09m (16'8") x 3.61m (11'10")
Window to front, two windows to rear, stylish tiled floor, open plan to kitchen.

Kitchen
3.12m (10'3") x 2.24m (7'4")
Fitted with a modern range of wall and base units housing NEFF induction hob and 'slide and hide' oven and additional integrated microwave/oven. The kitchen also comprises integrated washing machine and fridge, 1½ sink and drainer, breakfast bar and door out to garden.

Bedroom 3/Dining Room
3.78m (12'5") x 2.30m (7'7")
Window to front.

Shower Room
Fitted with a single shower cubicle, low level wc and hand wash basin. Under stairs storage cupboard.



FIRST FLOOR

Bedroom 1
3.62m (11'11") x 2.51m (8'3")
Windows to both side and rear.

Bedroom 2
3.60m (11'10") x 2.92m (9'7")
Window to front.

Bathroom
Fitted with a panelled bath, low level wc and hand wash basin. Window to side.



OUTSIDE

The front garden is open plan and planted with shrubs. There are two allocated parking spaces. There are two further gardens, one accessed via the living room which is laid with AstroTurf and has shrub borders. The second to the rear of the property and accessed via the kitchen which is laid with gravel and has feature tree and shrubs. There is also the luxury of a roof garden, ideal for star gazing and entertaining which is laid with AstroTurf.

SERVICES

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

Freehold

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.

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