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**elliswinters&co**



**£270,000**

Farriers Gate, Chatteris, Cambridgeshire PE16 6AY



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

Prepare to be captivated! This stunning three-bedroom semi-detached house is nestled on a larger-than-average plot and boasts an incredible amount of parking to the front, complemented by a single garage. Inside, discover beautifully presented accommodation featuring a combined lounge/diner, perfect for both relaxing and entertaining. The modern kitchen is a chef's dream, while the ground floor cloakroom adds convenience. Upstairs, the main bedroom delights with its own en-suite shower room, followed by two further well-proportioned bedrooms and a family bathroom.

This home offers both space and style – don't miss out!

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GROUND FLOOR

**WC**  
1.83m (6') x 1.02m (3'4")  
Fitted with a low level wc and hand wash basin. Window to front.

**Kitchen**  
3.48m (11'5") max. x 2.76m (9'1")  
Fitted with a modern range of wall and base units which have wooden worktops, plumbing for washing machine and dishwasher, space for fridge/freezer, freestanding electric cooker, storage cupboard, wall mounted gas boiler. Window to rear.

**Lounge/Dining Room**  
7.38m (24'3") x 3.26m (10'8") max.  
Window to front, double doors into conservatory.

**Conservatory**  
2.80m (9'2") x 2.39m (7'10")  
Brick and upvc construction with double doors out to garden.

OUTSIDE

The extensive front garden is laid to gravel for parking with separate slate gravel areas and flower borders. The single Garage 5.53m (18'2") x 2.83m (9'3") has standard up and over door, power and light.

To the rear, the garden is laid mainly to lawn with flower and shrub borders, two storage sheds and patio area.

**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.

FIRST FLOOR

**Bedroom 1**  
3.49m (11'5") x 3.25m (10'8")  
Window to rear.

**En-suite**  
2.47m (8'1") x 0.89m (2'11")  
Fitted with a single shower cubicle, low level wc and hand wash basin.

**Bedroom 2**  
3.25m (10'8") x 2.87m (9'5")  
Window to front.

**Bedroom 3**  
2.49m (8'2") x 2.21m (7'3")  
Window to rear. Used as a dressing room by our sellers.

**Bathroom**  
2.21m (7'3") x 1.90m (6'3")  
Fitted with a panelled bath which has mains shower over, low level wc and hand wash basin. Window to front.

