

£260,000

Mallard Close, Chatteris, Cambridgeshire PE16 6PN



To arrange a viewing call us now on 01354 694900

Nestled in a convenient location, close to local amenities, this beautifully presented THREE-BEDROOM SEMI-DETACHED house offers modern living at its finest. Boasting ample OFF-ROAD PARKING and a single GARAGE, this home seamlessly blends style and practicality. Step inside to discover a spacious OPEN-PLAN living and dining area, perfect for both relaxing and entertaining. The modern kitchen is a chef's delight, while a convenient ground floor WC adds to the home's functionality. Upstairs, you'll find three well-proportioned bedrooms, a family bathroom, and an EN-SUITE to the master, providing a private sanctuary. This property is a true gem and won't stay on the market for long!

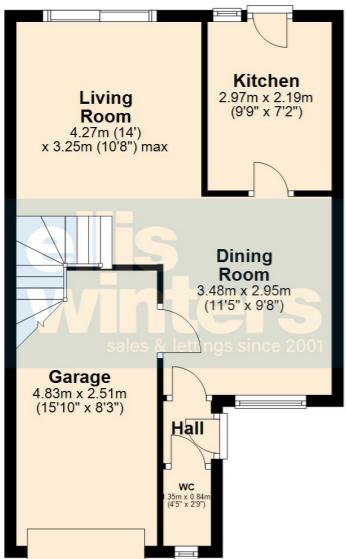
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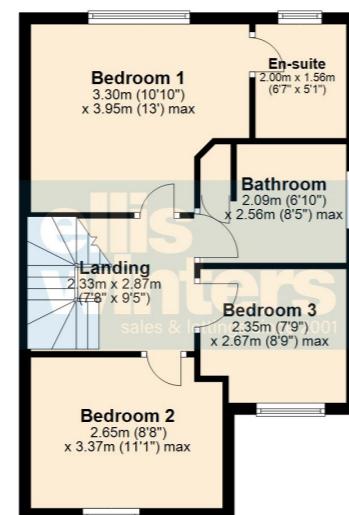


Ground Floor
Approx. 45.4 sq. metres (489.2 sq. feet)



Total area: approx. 88.7 sq. metres (954.3 sq. feet)

First Floor
Approx. 43.2 sq. metres (465.1 sq. feet)



GROUND FLOOR

Kitchen

2.97m (9'9") x 2.19m (7'2")

Fitted with a modern range of wall and base units housing single electric oven and four ring SMEG hob with extractor over, gas boiler, plumbing for washing machine and dishwasher. Window to rear, door out to garden.

Dining Room

3.48m (11'5") x 2.95m (9'8")

Window to front, door into garage.

Living Room

4.27m (14') x 3.25m (10'8") max.

Patio doors leading to rear garden.

WC

Newly fitted with a low level WC and hand wash basin. Window to front.

FIRST FLOOR

Bedroom 1

3.95m (13') max. x 3.30m (10'10")

Window to rear.

En-suite

Fitted with a corner shower cubicle, low level WC and hand wash basin. Window to rear.

Bedroom 2

3.37m (11'1") max. x 2.65m (8'8")

Window to front.

Bedroom 3

2.67m (8'9") max. x 2.35m (7'9")

Window to front.

Bathroom

2.56m (8'5") max. x 2.09m (6'10")

Fitted with a panelled 'P' shaped bath with mains shower over, low level WC and hand wash basin set within vanity unit. Window to side.

Garage

Has plumbing for a washing machine and room for tumble dryer if required

OUTSIDE

A driveway to the front provides off road parking and leads to the single garage which has standard up and over door, power and light. There is a separate courtesy door from the garage into the property.

To the rear, the well presented garden has a decked patio area with cover pergola (this is available for sale by separate negotiation). There is also an area of lawn with established borders, plus a separate 'beer garden' complete with Tiki Bar which can be purchased separately.

SERVICES

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

Freehold

Fenland District Council Tax Band C
Energy rating C

Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.

The cost is £49 plus VAT per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.