

£400,000

Elder Place, Chatteris, Cambridgeshire PE16 6HT



To arrange a viewing call us now on 01354 694900

This SUBSTANTIAL four bedroom DETACHED executive home offers an impressive and VERSATILE LAYOUT, featuring separate living and dining rooms, a dedicated OFFICE, and a STUNNING, generously sized kitchen/diner enjoying beautiful views over the landscaped rear garden, complemented by a practical utility room and cloakroom. Upstairs are four well proportioned bedrooms, including a principal bedroom with ENSUITE, along with a modern family bathroom.

Outside, the property benefits from a single GARAGE and ample parking, while the rear garden has been thoughtfully designed and beautifully maintained, providing an idyllic space for relaxing or entertaining.

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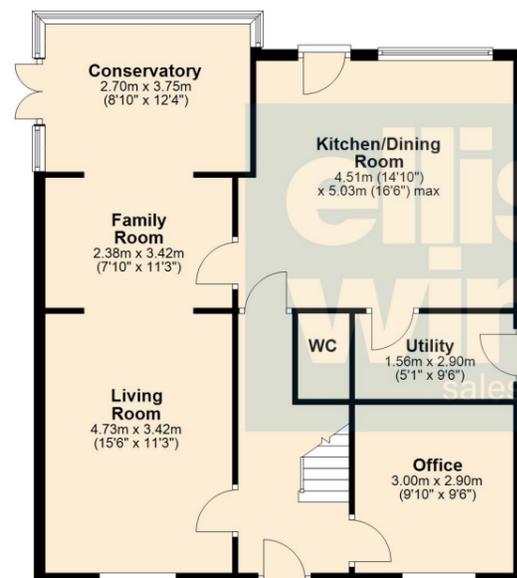
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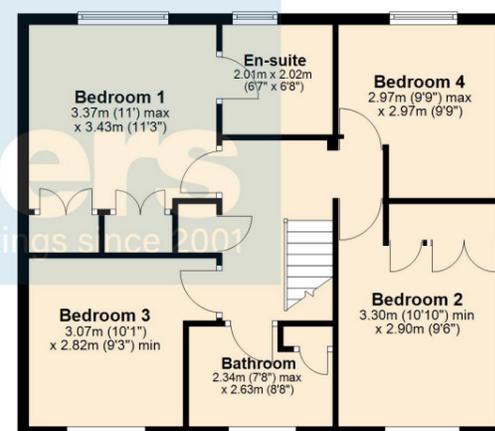
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Ground Floor



First Floor



## GROUND FLOOR

**Living Room**  
4.70m (15'5") x 3.42m (11'3")  
Window to front, opening to:

**Dining Room**  
3.42m (11'3") x 2.38m (7'10") min  
Bay to rear with double doors leading out to garden.

**Kitchen/Breakfast Room**  
5.00m (16'5") max. x 4.52m (14'10")  
Fitted with a matching range of wall and base units housing double electric oven and four ring gas hob with extractor over, 1½ sink and drainer with water softener, integrated dishwasher, space for fridge/freezer, window to rear, door out to garden.

**Utility**  
2.90m (9'6") x 1.56m (5'1")  
Fitted with a matching range of wall and base units with single sink and drainer, plumbing for washing machine and space for tumble dryer, wall mounted gas boiler, door to garden.

**Office**  
3.00m (9'10") x 2.90m (9'6")  
Window to front.

**WC**  
1.56m (5'1") x 0.94m (3'1")  
Fitted with a low level wc and hand wash basin.

## FIRST FLOOR

**Bedroom 1**  
3.43m (11'3") x 3.36m (11') max.  
Window to rear, fitted wardrobes.

**En-suite**  
1.98m (6'6") x 1.89m (6'2")  
Fitted with a single shower cubicle, low level wc and hand wash basin. Window to rear.

**Bedroom 2**  
3.52m (11'7") min. x 2.90m (9'6")  
Window to front, fitted wardrobes.

**Bedroom 3**  
3.29m (10'10") x 2.82m (9'3") min.  
Window to front.

**Bedroom 4**  
2.98m (9'9") max. x 2.95m (9'8")  
Window to rear.

**Bathroom**  
1.83m (6') x 1.63m (5'4")  
Fitted with a panelled bath which has mixer tap shower, low level wc and hand wash basin. Window to front.

## OUTSIDE

The front of the property is laid with ornamental slate gravel with feature paving. A block paved driveway to one side provides off road parking and leads to the single garage which has electric door, power and light. There is a separate courtesy door from the garage into the garden.

To the rear, the garden has been landscaped with a shaped lawn, established borders, feature lighting, two water features, extensive patio with summerhouse, separate evening time patio area and outside tap. A side gate provides access to the front.

## SERVICES

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

## Freehold

Fenland District Council tax band B  
Energy rating TBC

## 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 £40 plus VAT per transaction (£48 inc VAT), 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.

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