

£400,000

St. Francis Drive, Chatteris, Cambridgeshire PE16 6BS



To arrange a viewing call us now on 01354 694900

This EXTENSIVE four bedroom detached family home with approx. 1700 sq ft of accommodation is located close to many amenities and has DOUBLE GARAGE and ample off-road parking.

The accommodation comprises living room, office and extensive kitchen/dining/family room with utility in support. There is also the convenience of a ground floor cloakroom.

Upstairs all four bedrooms are doubles with built in wardrobes, two of which have en-suite shower rooms and there is a family bathroom.

Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA  
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#### GROUND FLOOR

##### HALL

Stairs rising to first floor, under stairs storage cupboard, laminate flooring.

##### WC

Fitted with a low level WC and hand wash basin.

##### LIVING ROOM

6.54m (21'5") x 3.45m (11'4")  
Bay window to front, double doors out to garden.

##### OFFICE

3.45m (11'4") x 3.25m (10'8")  
Bay window to front.

##### KITCHEN/DINING/FAMILY ROOM

6.88m (22'7") max. x 4.65m (15'3")  
Re-fitted with a matching range of wall and base units housing single electric oven and four ring ceramic hob with extractor over, integrated microwave, space for under counter fridge and freezer, space for fridge/freezer, double doors leading out to rear garden.

##### UTILITY

1.96m (6'5") x 1.64m (5'5")  
Fitted with a matching range of wall and base units housing single sink and drainer, wall mounted gas boiler, plumbing for washing machine and space for tumble drier, door out to garden.

#### BEDROOM 2

3.25m (10'8") x 2.92m (9'7")  
Window to front, fitted wardrobes.

#### EN-SUITE

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

#### BEDROOM 3

3.55m (11'8") x 3.32m (10'11")  
Window to front, fitted wardrobes.

#### BEDROOM 4

3.25m (10'8") x 2.93m (9'7")  
Window to rear, fitted wardrobes.

#### BATHROOM

2.00m (6'7") x 1.99m (6'6")  
Fitted with a single shower cubicle, panelled bath, low level WC and hand wash basin. Window to rear.

#### OUTSIDE

The front garden is open plan and laid with AstroTurf. A double width driveway with fitted gates provides ample off road parking and leads to the double garage which has standard up and over door power and light plus a loft space for additional storage.

To the rear, the garden has large paved patio area, AstroTurf lawn, flower borders and veggie area. There is also an outside tap.

#### SERVICES

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

#### VIEWING

By arrangement with elliswinters&co

Fenland District Council Tax band - E  
Energy rating - D

#### FIRST FLOOR

##### LANDING

Access into loft space which has light and some boarding, airing cupboard.

##### MASTER BEDROOM

4.26m (14') x 3.60m (11'10")  
Window to side, walk through dressing area with fitted wardrobes.

##### EN-SUITE

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

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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