

£340,000

Fortrey Court, London Road, Chatteris,  
Cambridgeshire PE16 6AS



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

BRAND NEW this deceptively spacious two bedroom DETACHED BUNGALOW is set on an EXCLUSIVE DEVELOPMENT and has been finished to a HIGH SPECIFICATION. There is an incredibly spacious lounge/diner with double doors leading into a modern kitchen that has INTEGRATED APPLIANCES.

The two double bedrooms both have fitted wardrobes, and the master also has an EN-SUITE shower room.

Outside there is a fully enclosed garden plus a large open fronted GARAGE.

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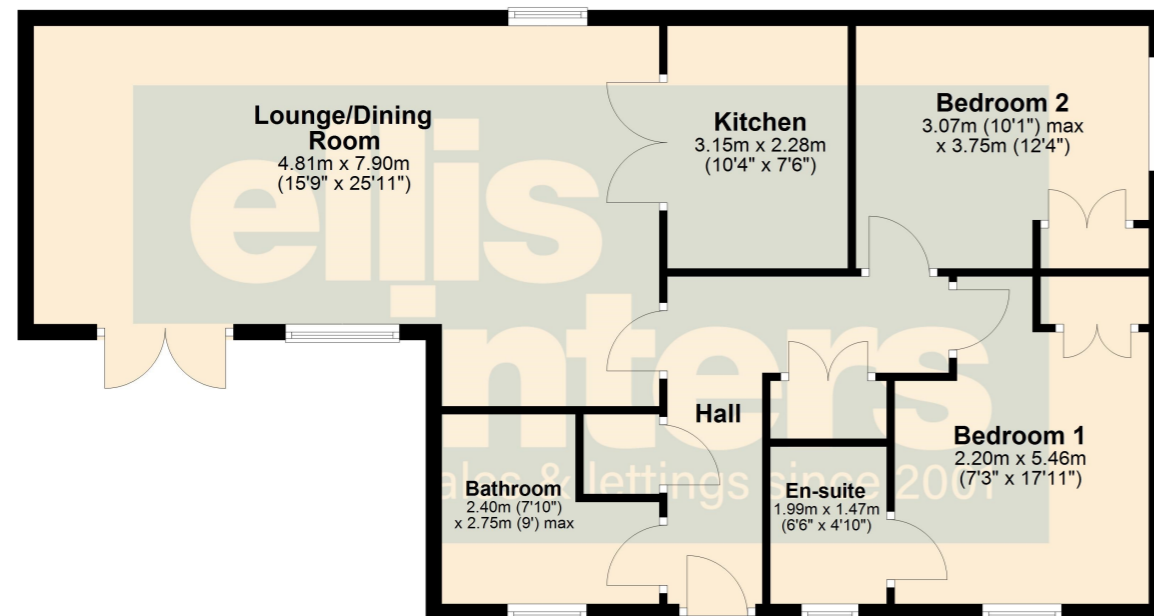
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Ground Floor



**LOUNGE/DINING ROOM**  
7.90m (25'11") x 4.81m (15'9")  
Windows to both front and rear, double doors leading into the garden.

**KITCHEN**  
3.15m (10'4") x 2.28m (7'6")  
Fitted with a modern range of wall and base units housing single electric oven and four ring ceramic hob with extractor over, integrated fridge/freezer and dishwasher, plumbing for washing machine. Double doors into lounge/diner.

**BEDROOM 1**  
5.46m (17'11") x 2.20m (7'3")  
Window to front, fitted wardrobes.

**EN-SUITE**  
1.99m (6'6") x 1.47m (4'10")  
Fitted with a double shower cubicle, low level WC and hand wash basin. Window to front.

**BEDROOM 2**  
3.75m (12'4") x 3.07m (10'1") max.  
Window to side, fitted wardrobes.

**BATHROOM**  
2.75m (9') max. x 2.40m (7'10")  
Fitted with a panelled bath which has mains shower over, low level WC and hand wash basin. Window to front.

**OUTSIDE**  
The front garden is open plan and planted with shrubs. The large open fronted garage is set to one side of the property and provides ample off road parking. There are two areas of garden with this property – one at the front which has a shaped lawn and patio area and another to the other side of the property which would make an ideal veggie or flower garden.

**SERVICES**  
Mains electricity, water and drainage. There is an air source heat pump at the property and under floor heating throughout.

**AGENTS NOTE**

Fortrey Court will remain a private road and a management company will be set up which will be run by the various homeowners on the development.

**TENURE**  
Freehold

Fenland District Council tax band TBC  
Energy rating TBC

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.