

£425,000

Cricketers Way, Chatteris, Cambridgeshire PE16 6UR



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This SUBSTANTIAL five bedroom DETACHED house offers all the space and versatility a growing family will need. There is the bonus of a DOUBLE GARAGE plus ample off road parking and a good size garden to the rear.

The accommodation comprises kitchen with utility in support, separate living and dining rooms, office and ground floor WC. Upstairs there are five good size bedrooms, two en-suite shower rooms plus the family bathroom.

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#### GROUND FLOOR

##### HALL

Window to front, stairs rising to first floor.

##### WC

2.40m (7'11") x 1.51m (4'11")  
Fitted with a low level WC and hand wash basin.

##### KITCHEN/BREAKFAST ROOM

4.81m (15'9") x 4.00m (13'1")  
Fitted with a matching range of wall and base units with freestanding range style cooker complete with all white goods – American style fridge/freezer and dishwasher, breakfast bar, central island, 1½ sink and drainer, built-in microwave, window to rear, patio doors out to rear garden.

##### UTILITY

3.05m (10') x 2.29m (7'6")  
Fitted with a floor to ceiling double door unit, base units, washing machine and tumble drier.

##### LIVING ROOM

5.10m (16'9") x 4.20m (13'9")  
Feature stone fireplace housing gas fire, patio doors out to rear garden.

##### DINING ROOM

3.45m (11'4") x 3.08m (10'1")  
Two windows to front.

##### OFFICE

3.08m (10'1") x 2.02m (6'8") plus 52.58m (172'6") x 52.58m (172'6")  
Two windows to front.

#### FIRST FLOOR

##### AIRING CUPBOARD

Shelves and light.

##### MASTER BEDROOM

4.38m (14'4") x 3.70m (12'2")  
Window to rear.

##### EN-SUITE

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

##### BEDROOM 2

2.82m (9'3") x 2.00m (6'7")  
Two windows to front.

##### EN-SUITE

1.69m (5'7") x 1.58m (5'2")  
Fitted with a single shower cubicle, low level WC and hand wash basin.

##### BEDROOM 3

3.67m (12') x 3.32m (10'11")  
Window to rear.

##### BEDROOM 4

3.41m (11'2") x 3.08m (10'1")  
Two windows to front.

##### BEDROOM 5

2.87m (9'5") x 2.68m (8'10")  
Window to front.

##### BATHROOM

Fitted with a panelled bath which has mixer tap shower, low level WC and hand wash basin. Window to rear.

##### OUTSIDE

The front garden is open plan and a driveway to one side provides off road parking and leads to the double garage (5.72m x 5.11m). This has standard up and over doors, power and light plus a separate courtesy door leading into the rear garden. The loft space is enclosed with access.

The rear garden is laid to lawn with patio area and flower and shrub borders.

#### SERVICES

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

#### TENURE

Freehold

Fenland District Council tax band E

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.



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