

£315,000

Marritt Close, Chatteris, Cambs PE16 6PJ



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

An ideal family home, this WELL PRESENTED three bedroom DETACHED home is ready to move in and enjoy! If living space is important, this property has a wonderful living room with LARGE CONSERVATORY leading off. There is also a modern kitchen and the convenience of a ground floor cloakroom. Upstairs there are two double bedrooms and one single plus a modern bathroom with shower over. There is ample OFF ROAD PARKING to the front plus a single GARAGE and good size garden to the rear.

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

Hall  
Stairs rising to first floor

WC  
Fitted with a low level WC and hand wash basin. Window to side

Kitchen  
2.66m (8'9") x 2.63m (8'8")  
Fitted with a matching range of wall and base units housing eye level electric oven and newly fitted Bosch Induction hob, plumbing for washing machine and dishwasher, integrated fridge and microwave, 1 ½ sink and drainer, feature lighting, window to rear and door out to garden

Lounge/Dining Room  
5.14m (16'10") max x 4.60m (15'1")  
Dual aspect windows to both front and rear, feature fireplace with marble insert which houses gas fire, patio doors into conservatory

Conservatory  
Brick and upvc construction with electric heater and stunning hybrid roof, tiled floor and double doors out to garden

#### FIRST FLOOR

Landing  
Access into loft space which has some boarding and a fixed light, airing cupboard which houses the gas boiler, window to front

Bedroom 1  
3.53m (11'7") x 2.65m (8'8")  
Window to rear, fitted wardrobe

Bedroom 2  
3.12m (10'3") x 2.60m (8'6")  
Window to rear, fitted wardrobe

Bedroom 3  
2.41m (7'11") x 1.90m (6'3")  
Window to front

Bathroom  
Fitted with a panelled 'p' shaped bath which has mains shower over, low level WC and hand wash basin. Window to front

#### OUTSIDE

To the front of the property the garden area is open plan and laid to gravel which provides additional parking if required. A driveway to one side provides off road parking and leads to the single garage which has standard up and over door, power and light.

To the rear, the garden is also laid mainly to lawn with patio area and storage shed.

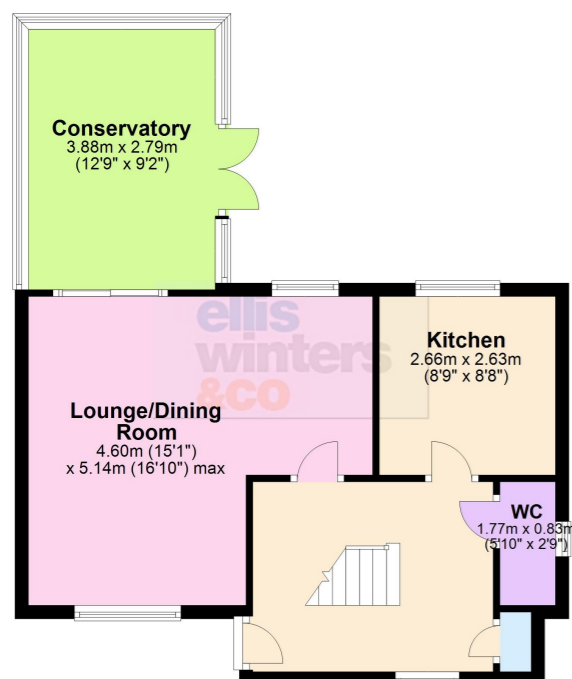
#### SERVICES

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

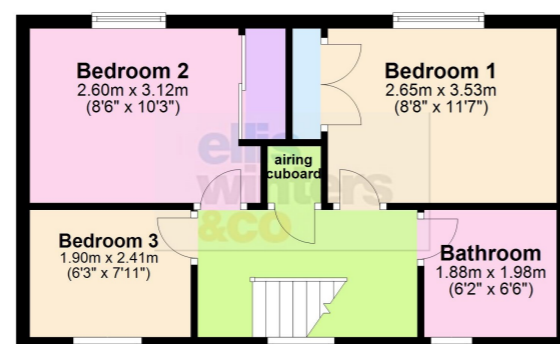
Tenure Freehold  
Council Tax Band C  
EPC C

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.

#### Ground Floor



#### First Floor



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