

£420,000

West Street, Chatteris, Cambridgeshire PE16 6HA



To arrange a viewing call us now on 01354 694900

Offering an abundance of space, this five bedroom DETACHED family home offers versatility throughout and has enough parking to cater for the whole family! EXTENDED over the years, this SUBSTANTIAL property has three reception rooms, modern kitchen/diner with utility in support plus has the convenience of a ground floor WC. Upstairs there are four double bedrooms, one single, two en-suite shower rooms plus a family bathroom.

Viewing is highly recommended.

Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA  
Tel: 01354 694900 Email: [info@elliswinters.co.uk](mailto:info@elliswinters.co.uk) [www.elliswinters.co.uk](http://www.elliswinters.co.uk)

**elliswinters&co**



**elliswinters&co**

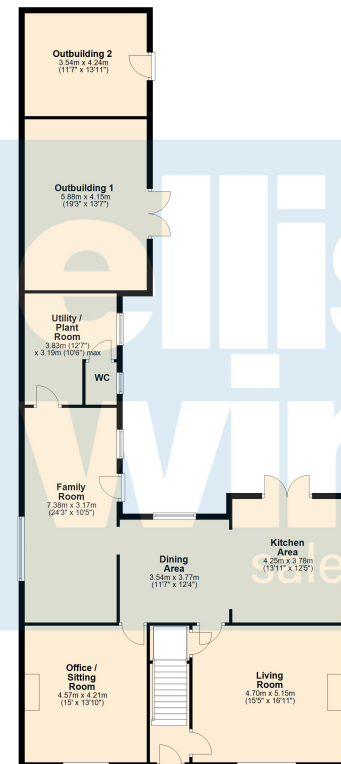


£420,000

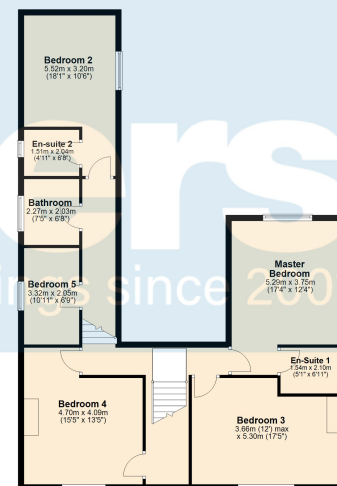
West Street, Chatteris, Cambridgeshire PE16 6HA



Ground Floor  
Approx. 150.4 sq. metres (1704.5 sq. feet)



First Floor  
Approx. 105.4 sq. metres (1143.3 sq. feet)



Total area: approx. 263.7 sq. metres (2838.8 sq. feet)

**GROUND FLOOR**

**LIVING ROOM**

5.15m (16'11") x 4.70m (15'5")  
Window to front, fireplace housing woodburning stove, spacious under stairs cupboard.

**KITCHEN AREA**

4.25m (13'11") x 3.78m (12'5")  
Fitted with a modern range of wall and base units housing eye level double electric oven and microwave, ceramic hob set within a central island which has extractor over, integrated dishwasher, double doors out to rear garden.

**DINING AREA**

3.77m (12'4") x 3.54m (11'7")  
Open plan to kitchen with window to rear.

**OFFICE/SITTING ROOM**

4.57m (15') x 4.21m (13'10")  
Window to front.

**FAMILY ROOM**

7.38m (24'3") x 3.17m (10'5")  
Two windows to side, door out to garden.

**UTILITY/PLANT ROOM**

3.83m (12'7") x 3.19m (10'6") max  
Plumbing for washing machine and space for tumble drier, gas boiler and associated equipment. Window to side.

**WC**

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

**FIRST FLOOR**

**MASTER BEDROOM**

5.29m (17'4") x 3.75m (12'4")  
Window to rear.

**EN-SUITE 1**

2.10m (6'11") x 1.54m (5'1")  
Fitted with a double shower cubicle, low level WC and hand wash basin. Window to side.

**BEDROOM 2**

5.52m (18'1") x 3.20m (10'6")  
Window to side.

**EN-SUITE 2**

2.04m (6'8") x 1.51m (4'11")  
Fitted with a single shower cubicle, low level WC and hand wash basin.

**BEDROOM 3**

5.30m (17'5") x 3.66m (12') max.  
Window to front, original fireplace.

**BEDROOM 4**

4.70m (15'5") x 4.09m (13'5")  
Window to front.

**BEDROOM 5**

3.32m (10'11") x 2.05m (6'9")  
Window to side.

**BATHROOM**

2.27m (7'5") x 2.03m (6'8")  
Fitted with a feature bath, low level WC and hand wash basin. Window to side.

**OUTSIDE**

There is a vast enclosed parking area to one side of the property and to the other double gates lead into the rear garden where there is additional parking if required.

The garden to the rear is laid mainly to lawn, with patio area and shrub border.

There are two outbuildings which require some TLC.

**OUTBUILDING 1**  
5.88m (19'3") x 4.15m (13'7")

**OUTBUILDING 2**  
4.24m (13'11") x 3.54m (11'7")

**SERVICES**  
Mains gas, electricity, water and drainage. The property as gas fired central heating.

**TENURE**  
Freehold

Fenland District Council Tax band E  
Energy rating D

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.