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£240,000

Fillenham Way, Chatteris PE16 6FW



To arrange a viewing call us now on 01354 694900

Ellis Winters is delighted to present this modern, approximately two-year-old SEMI-DETACHED family home with a cottage feel, situated on the edge of the development. The property offers convenient access to local amenities and supermarkets, making it an excellent choice for a variety of buyers.

This home is ideal for first-time buyers looking to step onto the property ladder or families seeking to upsize, the property comes with approximately 8 years NHBC warranty.

The ground floor features a welcoming entrance hall, a cloakroom, a spacious lounge, and a modern kitchen/diner. Upstairs, the first floor offers THREE GENEROUSLY SIZED BEDROOMS, including an EN-SUITE to the master bedroom, along with a separate family bathroom.

The garden to the rear is not overlooked and is landscape with low maintenance.

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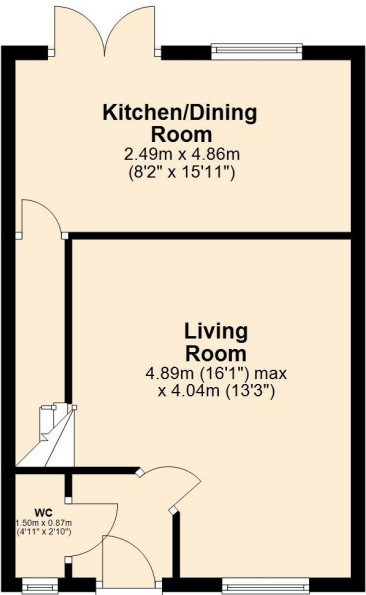
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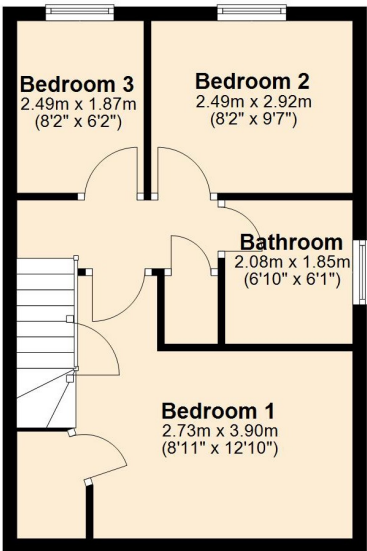
Ground Floor

Approx. 36.6 sq. metres (393.7 sq. feet)



First Floor

Approx. 36.4 sq. metres (392.2 sq. feet)



Total area: approx. 73.0 sq. metres (786.0 sq. feet)

Ground Floor

Entrance Hall

Door to front aspect, doors to cloakroom and lounge.

Cloakroom

1.50m (4'11") x 0.87m (2'10")
Double glazed frosted window to front aspect, low level WC, wash hand basin with tiled splashbacks and radiator.

Living Room

4.89m (16'1") max x 4.04m (13'3")
Double glazed window to front aspect, stairs to the first floor, radiator and door to kitchen.

Kitchen/Dining Room

4.86m (15'11") x 2.49m (8'2")
Doubled glazed French doors to rear aspect, double glazed window to rear aspect, radiator, fitted with matching base and eye level units with worktop space over, fitted sink with brass mixer tap with tiled splashbacks, plumbing for washing and dishwasher, space for fridge/freezer, built in electric oven and gas hob, under stairs storage cupboard.

First Floor

Landing with built in storage cupboard and doors to: -

Bedroom 1

3.90m (12'10") x 2.73m (8'11")
Double glazed window to front aspect, radiator, built in wardrobes and door to: -

En-Suite

Frosted double glazed window to front aspect, fitted with a three-piece suite comprising of shower cubicle, low level WC, wash hand basin and radiator.

Bedroom 2

2.92m (9'7") x 2.49m (8'2")
Double glazed window to rear aspect and radiator.

Bedroom 3

2.49m (8'2") x 1.87m (6'2")
Double glazed window to rear aspect

Bathroom

2.08m (6'10") x 1.85m (6'1")
Double glazed window to side aspect, fitted with a three-piece suite comprising of panelled bath, with shower over, low level WC, Wash hand basin with tiled splash backs and radiator,

Outside

Side of the property: You will find parking for one or two vehicles with gated access to the rear garden.

Rear Garden

An enclosed rear garden which is comprised of a paved pathway, mainly laid to lawn with a patio area, range of flowers, outside tap and shed to remain.

EPC: B

Council Tax Band: B

Tenure Freehold

Agents Note: Please note that there is a yearly service charge of £185.00, the owner has not yet been asked to pay this, the developer may look to start charging this once the development is complete.

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.