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**elliswinters&co**



Offers in Region of  
**£400,000**

Farriers Gate, Chatteris, Cambridgeshire PE16 6AY



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

Welcome to this exceptional family home, perfectly designed to accommodate the needs of a growing family. Spanning three floors, this residence offers ample space and versatility, making it ideal for modern living. The ground floor features separate living and dining rooms, providing distinct areas for relaxation and entertaining. An inviting office space is perfect for remote work or study, while the spacious kitchen and breakfast area, complemented by a utility room, makes daily life a breeze. Ascend to the upper floors, where you'll find five generously sized double bedrooms, including two with en-suites, along with a stylish family bathroom and an additional shower room for convenience. Step outside to discover a delightful garden at the rear, perfect for outdoor activities and family gatherings. With the added benefits of a single garage and off-road parking, this home truly has it all.

Don't miss the opportunity to make this stunning property your own!

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GROUND FLOOR

**Living Room**  
4.57m (15') max x 3.19m (10'6")  
Bay window to front, inset fireplace housing solid fuel burner, double doors into dining room.

**Dining Room**  
3.05m (10') x 2.98m (9'9")  
Double doors out to rear garden.

**Office** 2.76m (9') x 2.27m (7'5") max.  
Bay window to front.

**Kitchen/Breakfast Room**  
4.77m (15'8") x 3.05m (10')  
Fitted with a matching range of wall and base units with solid wooden worktops housing eye level double electric oven and five ring gas hob with extractor over, 1½ sink and drainer, integrated fridge and freezer, plumbing for dishwasher, window to rear, double doors out to rear garden.

**Utility**  
2.04m (6'8") x 1.77m (5'10")  
Fitted with a matching range of wall and base units with solid wooden worktops, 1½ sink and drainer, plumbing for washing machine, wall mounted gas boiler, door out to garden.

**WC**  
1.30m (4'3") x 1.24m (4'1")  
Fitted with a low level wc and hand wash basin.

FIRST FLOOR

**Master Bedroom**  
5.35m (17'7") x 3.15m (10'4")  
Two windows to front, fitted wardrobes.

**En-suite**  
2.50m (8'2") x 1.66m (5'5")  
Fitted with a double shower cubicle, low level wc and hand wash basin, window to front.

**Bedroom 2**  
3.51m (11'6") max. x 3.32m (10'11")  
Window to rear.

**En-suite 2**  
2.44m (8') x 1.20m (3'11")  
Fitted with a shower cubicle, low level wc and hand wash basin. Window to rear.

**Bedroom 3**  
3.26m (10'8") x 2.47m (8'1")  
Window to rear.

**Bathroom**  
Fitted with a panelled bath which has mixer tap shower, low level wc and hand wash basin. Window to side.

SECOND FLOOR

**Bedroom 4**  
4.58m (15') x 3.31m (10'10")  
Windows to both front and side.

**Bedroom 5**  
4.58m (15') x 2.51m (8'3")  
Windows to both front and side.

**Shower Room**  
1.96m (6'5") x 1.85m (6'1")  
Fitted with a single shower cubicle, low level wc and hand wash basin Velux window to rear.

OUTSIDE

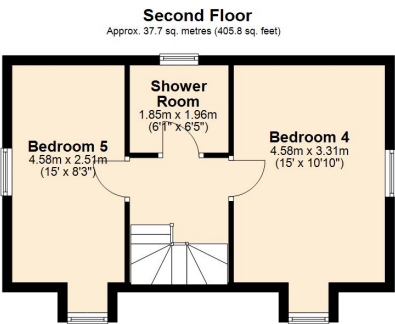
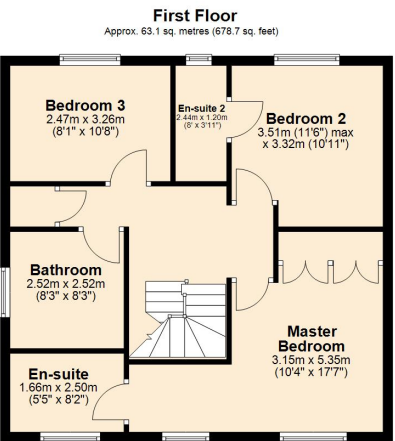
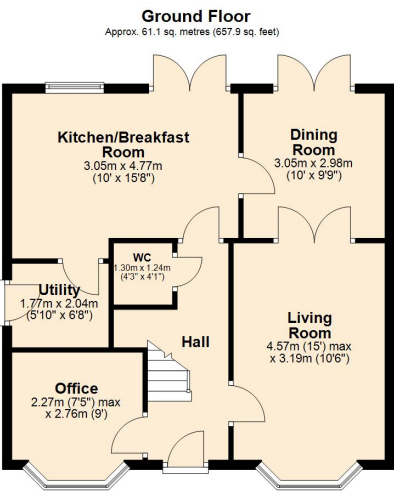
The front garden is open plan and laid to slate. A driveway to one side provides off road parking and leads to the single garage which has standard up and over door, power and light. A side gate leads to the rear where there is a large patio area with the balance laid to lawn with plant and shrub borders plus raised flower beds and storage shed.

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

**SERVICE CHARGES**  
TBC

**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.



Total area: approx. 161.9 sq. metres (1742.4 sq. feet)