

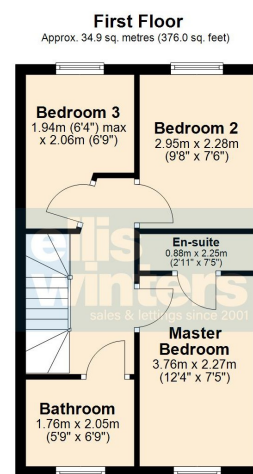
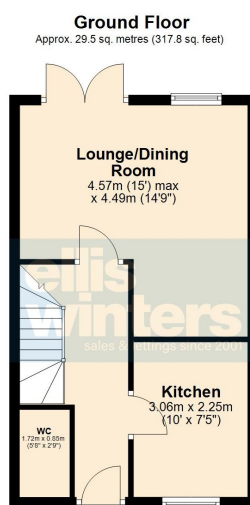
# £235,000

Sycamore Crescent, Chatteris, Cambridgeshire PE16 6PY



To arrange a viewing call us now on 01354 694900

This modern THREE-BEDROOM SEMI-DETACHED house offers a perfect blend of comfort and convenience, nicely tucked away but with many amenities close by. Inside, the thoughtfully designed layout features a spacious kitchen that invites culinary creativity, a bright lounge/diner perfect for entertaining, and a convenient cloakroom for guests. The first floor boasts three inviting bedrooms, including an EN-SUITE for the master bedroom, along with a stylish family bathroom for all your needs. Step outside to discover a charming garden at the rear, ideal for outdoor relaxation or gatherings. This property is not just a house; it's a place to call home. Don't miss the opportunity to make it yours!



Total area: approx. 64.5 sq. metres (693.8 sq. feet)

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## GROUND FLOOR

**Kitchen**  
3.06m (10') x 2.25m (7'5")  
Fitted with a modern range of wall and base units housing single electric oven and four ring gas hob with extractor over, space for fridge/freezer, plumbing for washing machine and dishwasher. Window to front.

**Lounge/Dining Room**  
4.57m (15') max. x 4.49m (14'9")  
Window to rear, double doors out to rear garden.

**WC**  
1.72m (5'8") x 0.85m (2'9")  
Fitted with a low level wc and hand wash basin.

## FIRST FLOOR

**Master Bedroom**  
3.76m (12'4") x 2.27m (7'5")  
Window to front.

**En-suite**  
2.25m (7'5") x 0.88m (2'11")  
Fitted with a single shower cubicle, low level wc and hand wash basin.

**Bedroom 2**  
2.95m (9'8") x 2.28m (7'6")  
Window to rear.

**Bedroom 3**  
2.06m (6'9") x 1.94m (6'4") max.  
Window to rear.

**Bathroom**  
2.05m (6'9") x 1.76m (5'9")  
Fitted with a panelled bath which has mixer tap shower, low level wc and hand wash basin. Window to front.

## OUTSIDE

The property is accessed via a private roadway and a well-proportioned driveway provides off road parking for 2 cars.

To the rear the garden is laid mainly to lawn with patio area.

## SERVICES

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

## AGENTS NOTE

Sycamore Crescent is a private road and there are management charges payable of approximately £33 pcm.

Tenure Freehold  
Fenland District Council Tax Band C  
Energy rating B

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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