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**elliswinters&co**



**£450,000**

St. Francis Drive, Chatteris, Cambridgeshire PE16 6BS



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

Nestled across three expansive floors, this substantial FIVE-BEDROOM DETACHED family home offers spacious and versatile accommodation perfect for modern family living.

The ground floor boasts a contemporary KITCHEN/BREAKFAST ROOM complemented by a convenient UTILITY area. Separate living and dining rooms provide ample space for relaxation and entertaining, while a downstairs WC adds to the practicality. Ascending to the first floor, you'll find the luxurious master bedroom complete with an EN-SUITE shower room, alongside bedrooms four and five, and the well-appointed family bathroom. The second floor unveils bedrooms two and three, thoughtfully connected by a stylish Jack n Jill en-suite, creating an ideal haven for older children or guests.

This property truly offers space and flexibility for the whole family to thrive and further benefits from a DOUBLE GARAGE and ample OFF ROAD PARKING.

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GROUND FLOOR

**HALL**  
Stairs rising to first floor.

**WC**  
1.65m (5'5") x 1.40m (4'7")  
Fitted with a low level WC and hand wash basin. Window to front.

**KITCHEN/BREAKFAST ROOM**  
4.70m (15'5") x 4.33m (14'2")  
Fitted with a matching range of wall and base units housing eye level double electric oven and ceramic hob, integrated fridge/freezer and dishwasher, window to rear and double doors out to rear garden.

**UTILITY**  
1.94m (6'4") x 1.80m (5'11")  
Fitted with wall and base units with plumbing for washing machine and space for tumble dryer, door out to rear garden.

**DINING ROOM**  
3.46m (11'4") x 2.75m (9')  
Window to front.

**LIVING ROOM**  
6.18m (20'3") x 3.44m (11'3")  
Window to front, double doors out to rear garden.

FIRST FLOOR

**MASTER BEDROOM**  
4.30m (14'1") x 3.45m (11'4")  
Window to front, fitted wardrobes.

**EN-SUITE**  
3.50m (11'6") x 1.27m (4'2")  
Fitted with a single shower cubicle, low level WC and hand wash basin. Window to rear.

**BEDROOM 4**  
3.36m (11') x 2.74m (9')  
Window to rear, storage cupboard.

**BEDROOM 5**  
2.74m (9') x 2.12m (6'11")  
Window to front, storage cupboard.

BATHROOM

Fitted with a panelled bath, single shower cubicle, low level WC and hand wash basin. Window to rear.

SECOND FLOOR

**BEDROOM 2**  
5.10m (16'9") x 3.45m (11'4")  
Windows to both front and side, fitted wardrobe.

**BEDROOM 3**  
5.10m (16'9") x 2.75m (9')  
Windows to both front and side, fitted wardrobe.

**JACK AND JILL BATHROOM**  
3.30m (10'10") x 2.00m (6'7")  
Fitted with a single shower cubicle, low level WC and hand wash basin. Window to rear.

OUTSIDE

The front garden is open plan and laid with pebbles and ornamental stones. A driveway to one side provides off road parking and double gates open to reveal additional parking and also the double garage which has standard up and over door, power and light.

To the rear, the garden is 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

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.