

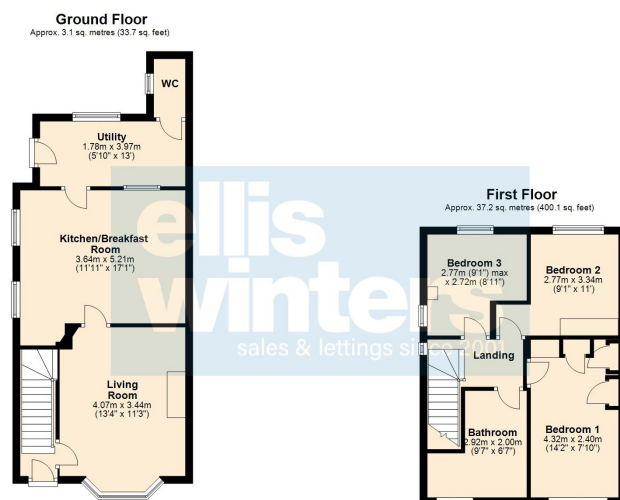
# £240,000

Wenny Estate, Chatteris, Cambridgeshire PE16 6UX



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

This fabulous THREE-BEDROOM SEMI-DETACHED house offers the perfect haven for family life. Step inside to discover a welcoming living room, a spacious KITCHEN/DINER ideal for family meals and entertaining, a convenient UTILITY room, and a ground floor WC. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom. Outside, the property truly shines with its extensive GARDEN, boasting a variety of OUTBUILDINGS perfect for pursuing hobbies, creating a home office, or simply enjoying outdoor play. To the front, OFF-ROAD PARKING provides added convenience. This delightful home seamlessly blends practicality with comfortable living, offering a fantastic opportunity for families seeking space and versatility.



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## Ground Floor

Hall  
Stairs rising to first floor

Living Room  
4.07m (13'4") x 3.44m (11'3")  
Bay window to front, high gloss laminate floor, working open fireplace which has marble surround with cast iron inset.



Kitchen/Breakfast Room  
5.21m (17'1") x 3.64m (11'11")  
Fitted with a matching range of wall and base units with butchers block style worktop, range style cooker, space for fridge/freezer, windows to both side and rear. Our sellers have specified that the cooker and the worktops are negotiable.

Utility  
3.97m (13') x 1.78m (5'10")  
Fitted with wall units with plumbing for washing machine, waterproof flooring, window to rear and door out to garden.



WC  
Fitted with a low level wc and hand wash basin, heated towel rail (electric) and window to side.

## First Floor

Landing  
Window to side.



Bedroom 1  
4.32m (14'2") x 2.40m (7'10") plus 2.17m (7'2") x 2.17m (7'2")  
Window to front, fitted wardrobes, airing cupboard.

Bedroom 2  
3.34m (11') x 2.77m (9'1")  
Window to rear



Bedroom 3  
2.77m (9'1") max x 2.72m (8'11")  
Window to rear

## Bathroom

2.92m (9'7") x 2.00m (6'7") plus 2.08m (6'10") x 2.08m (6'10")  
Fitted with a corner bath which has mixer tap shower, separate corner shower cubicle, wash hand basin and low level wc. There is feature tiling, heated towel rail and window to front.

## Outside

The front garden is open plan and provides off road parking for two vehicles. To the rear, the extensive garden is laid mainly to lawn with paved patio and mini orchard. There are numerous outbuildings consisting of a brick built storage shed and separate workshop both with power and light, fully insulated summer house with bar area and storage shed.

## Services

Mains gas, electricity, water and drainage

Tenure Freehold  
Council Tax Band A  
EPC 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.

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