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**elliswinters&co**



**£425,000**

Hive End Court, Chatteris, Cambridgeshire PE16 6HZ



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

Experience modern family living at its finest in this impressive five-bedroom detached home. Boasting a crisp, contemporary design throughout, this property offers spacious and versatile accommodation perfect for a growing family.

The ground floor features a comfortable living room, a stunning open-plan kitchen and dining area ideal for entertaining, a dedicated home office, and a convenient cloakroom. Upstairs, the first floor comprises a luxurious master bedroom with en-suite, a well-appointed family bathroom, and bedrooms two and five. The second floor provides two further bedrooms (three and four) along with a shower room, ensuring ample space for everyone.

Outside, you'll find a single garage and off-road parking for approximately three vehicles.

Don't miss the opportunity to make this exceptional property your family's forever home!

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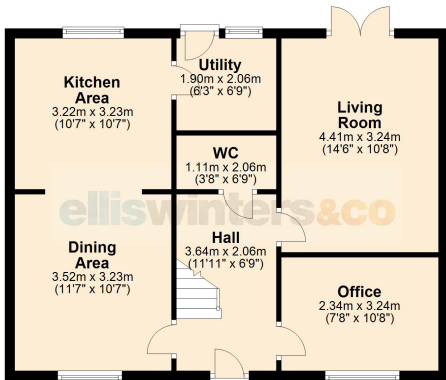


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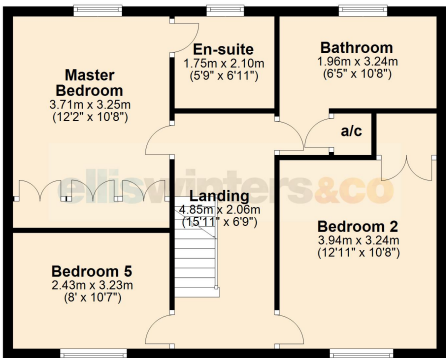
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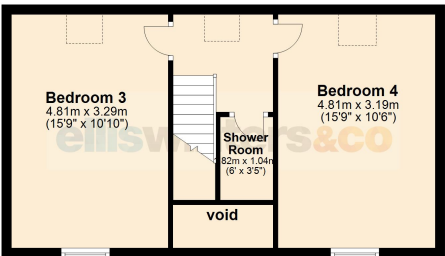
Ground Floor



First Floor



Second Floor



GROUND FLOOR

Hall  
Stairs rising to first floor.

WC  
2.06m (6'9") x 1.11m (3'8")  
Fitted with a low level WC and hand wash basin.

Living Room  
4.41m (14'6") x 3.24m (10'8")  
Window to side, double doors leading out to rear garden.

Office  
3.24m (10'8") x 2.34m (7'8")  
Window to front.

Kitchen Area  
3.23m (10'7") x 3.22m (10'7")  
Fitted with a modern range of wall and base units housing double electric oven and four ring gas hob with extractor over, integrated fridge/freezer, plumbing for dishwasher, plinth heater, tiled floor and window to rear.

Dining Area  
3.52m (11'7") x 3.23m (10'7")  
Open plan to kitchen, window to front, laminate flooring.

Utility  
2.06m (6'9") x 1.90m (6'3")  
Fitted with a matching range of wall and base units housing single sink and drainer, plumbing for washing machine and space for tumble drier. Window to rear and door out to garden.

FIRST FLOOR

Master Bedroom  
3.71m (12'2") x 3.25m (10'8")  
Window to rear, fitted wardrobes.

En-Suite  
Corner shower cubicle, low level WC and hand wash basin set within vanity unit.

Bedroom 2  
3.94m (12'11") x 3.24m (10'8")  
Window to front, fitted wardrobes.

Bedroom 5  
3.23m (10'7") x 2.43m (8')  
Window to front.

Bathroom  
3.24m (10'8") x 1.96m (6'5")  
Fitted with a 'P' shaped bath which has mains shower over, low level WC and hand wash basin. Luxury mist free mirror with Bluetooth speaker. Window to rear.

SECOND FLOOR

Shower Room  
1.82m (6') x 1.04m (3'5")  
Fitted with a double shower cubicle, low level WC and hand wash basin.

Bedroom 3  
4.81m (15'9") x 3.29m (10'10")  
Window to front and Velux window to rear.

Bedroom 4  
4.81m (15'9") x 3.19m (10'6")  
Window to front and Velux to rear.

OUTSIDE

The single garage is located at the front of the property with driveway in front. Our sellers have created additional parking directly in front of the property. 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

Since our clients have purchased this property it has been redecorated throughout, new flooring, windows have been refurbished.

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.

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