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£280,000

Marritt Close, Chatteris, Cambridgeshire PE16 6PJ



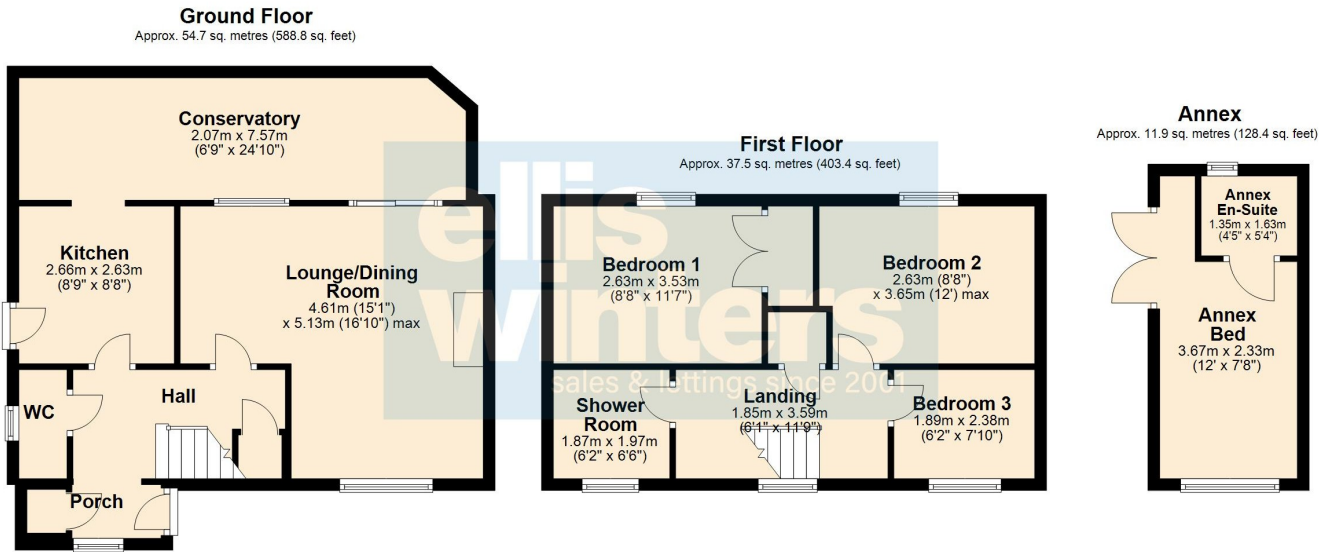
To arrange a viewing call us now on 01354 694900

Nestled in a desirable location, this spacious and versatile DETACHED family home offers comfortable and modern living. Updated throughout, this property boasts THREE TO FOUR BEDROOMS, a stunning rear garden, and convenient OFF-ROAD PARKING. Step inside and discover a well-designed layout featuring a MODERN KITCHEN, a generous living room perfect for relaxation, and a delightful CONSERVATORY that brings the outdoors in. Upstairs, you'll find three well-proportioned bedrooms and a stylish family SHOWER ROOM. Adding to the property's appeal is a converted detached garage, now a fantastic additional bedroom complete with its own en-suite bathroom. This flexible space could also be utilized as a home office, guest room, or hobby space, adapting perfectly to your family's needs. Don't miss your chance to make it yours!

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Total area: approx. 104.1 sq. metres (1120.5 sq. feet)

Ground Floor

WC

Fitted with a low level wc and hand wash basin. Window to side

Lounge/Dining Room

5.13m (16'10") max x 4.61m (15'1")

Window to front, patio doors into conservatory

Kitchen

2.66m (8'9") x 2.63m (8'8")

Fitted with a modern range of wall and base units complete with range style cooker, space for fridge/freezer, plumbing for washing machine and dishwasher opening to conservatory

Conservatory

7.57m (24'10") x 2.07m (6'9")

Brick and upvc construction with double doors out to garden plus an additional single door

First Floor

Bedroom 1

3.53m (11'7") x 2.63m (8'8")

Window to rear, fitted wardrobes

Bedroom 2

3.65m (12') max x 2.63m (8'8")

Window to rear

Bedroom 3

2.38m (7'10") x 1.89m (6'2")

Window to front

Shower Room

Fitted with a double shower cubicle, low level wc and hand wash basin. Window to front

Annex

Annex Bed

3.67m (12') x 2.33m (7'8")

Window to front, double doors out to garden

Annex En-Suite

1.63m (5'4") x 1.35m (4'5")

Fitted with a double shower cubicle, low level wc and hand wash basin. Window to rear.

Outside

The rear garden is paved for ease of maintenance with a covered patio area, storage shed and summerhouse (4.13m x 2.71m) which is fully insulated with power and light plus has the benefit of a single sink and drainer, plumbing for washing machine.

Services

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

Freehold

Council Tax Band C

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.