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Offers In Region Of
£300,000

Gull Way, Chatteris, Cambridgeshire PE16 6DT



To arrange a viewing call us now on 01354 694900

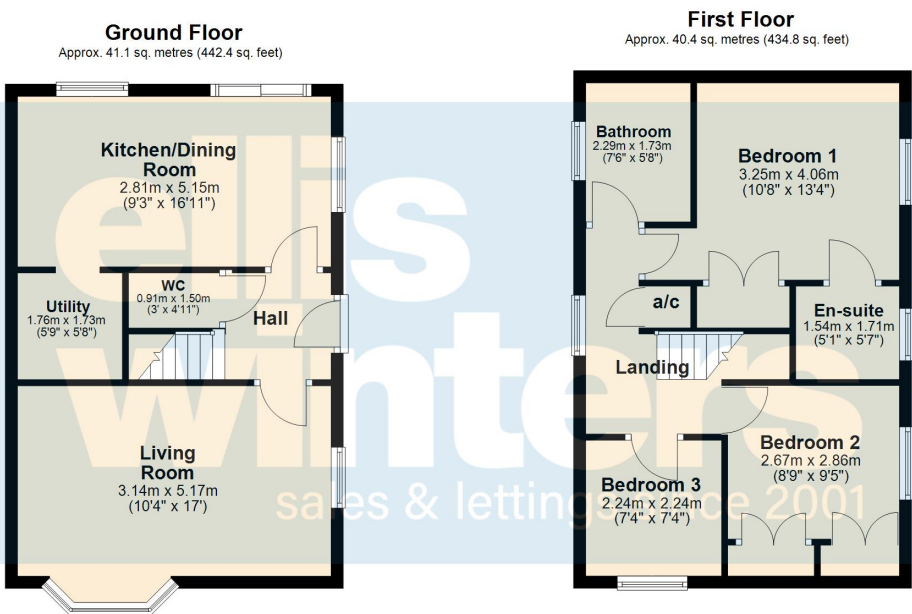
Offered with NO FORWARD CHAIN.

Imagine settling into this delightful three-bedroom DETACHED family home, ready to move in and make memories from day one. Boasting an abundance of off-road parking, a single GARAGE, and a convenient CARPORT, practicality meets charm from the moment you arrive. Inside, discover a welcoming living room, perfect for cosy evenings. The heart of the home is the spacious kitchen/dining room, complemented by a utility room for added convenience, and a handy ground floor cloakroom. Upstairs, three well-proportioned bedrooms await, alongside a family bathroom and a convenient en-suite shower room in the master bedroom. Step outside and be captivated by the BEAUTIFUL rear garden, a tranquil oasis perfect for relaxing and entertaining.

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GROUND FLOOR

Living Room
5.17m (17') x 3.14m (10'4")
Bay window to front and additional window to the side.

Kitchen/Dining Room
5.15m (16'11") x 2.81m (9'3")
Fitted with a matching range of wall and base units housing single electric oven and four ring ceramic hob with extractor over, integrated dishwasher, feature lighting, built in dresser, windows to side and rear, patio doors to garden.

Utility
1.76m (5'9") x 1.73m (5'8")
Fitted with a base units with solid beech worktop over, plumbing for washing machine, wall mounted gas boiler, plumbing in place for sink if required. Door to side passage of house.

WC
1.50m (4'11") x 0.91m (3')
Fitted with a low level wc and hand wash basin.

FIRST FLOOR

Bedroom 1
4.06m (13'4") x 3.25m (10'8")
Window to side, double fitted wardrobe.

En-suite
1.71m (5'7") x 1.54m (5'1")
Fitted with a corner shower cubicle, low level wc and hand wash basin, heated towel rail. Window to side.

Bedroom 2
2.86m (9'5") x 2.67m (8'9")
Window to side, two double fitted wardrobes, access into loft space.

Bedroom 3
2.24m (7'4") x 2.24m (7'4")
Window to front. Used as a dressing room by our sellers.

Bathroom
2.29m (7'6") x 1.73m (5'8")
Fitted with a panelled bath which has mains shower over, low level wc and hand wash basin set within vanity unit. Heated towel rail and window to side.

OUTSIDE
An extensive block paved driveway to one side provides enough parking for the whole family and leads to the single garage which has standard up and over door, power and light. There is also a covered car port to the side.

To the rear the landscaped garden has feature pathway, flower beds and lovely covered patio area.

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

Freehold
Fenland District Council tax band C
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.