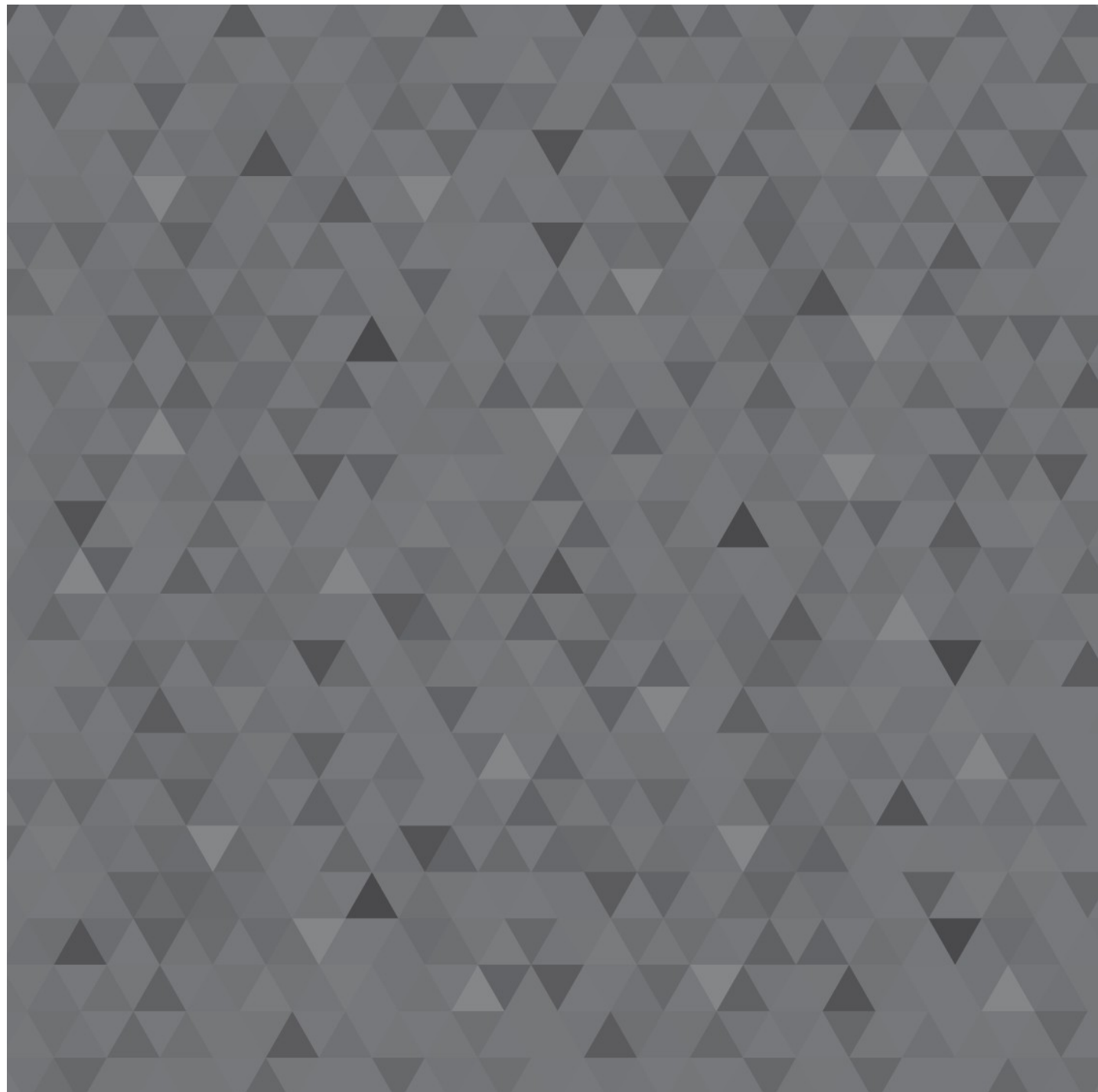




Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA
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£440,000

St. Francis Drive, Chatteris, Cambridgeshire PE16 6BS



To arrange a viewing call us now on 01354 694900

Welcome to your dream home! This stunning FOUR-BEDROOM DETACHED property offers unparalleled space and versatility, perfectly situated in a desirable location. Boasting a DOUBLE GARAGE and ample, gated OFF-ROAD PARKING, security and convenience are paramount. Inside, you'll find a wealth of living space, including a comfortable living room, a separate family room perfect for gatherings, and a dedicated OFFICE space for those who work from home. The heart of the home is the expansive KITCHEN/DINER, ideal for entertaining and family meals. Upstairs, four generously sized double bedrooms await, including TWO EN-SUITES, plus a well-appointed family bathroom. This is more than just a house; it's a home designed for comfortable, modern living. Don't miss the opportunity to make it yours!

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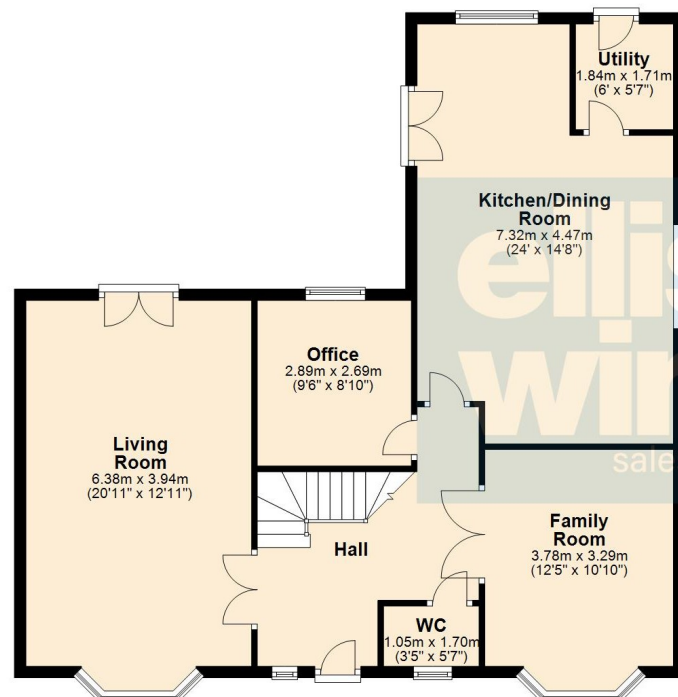
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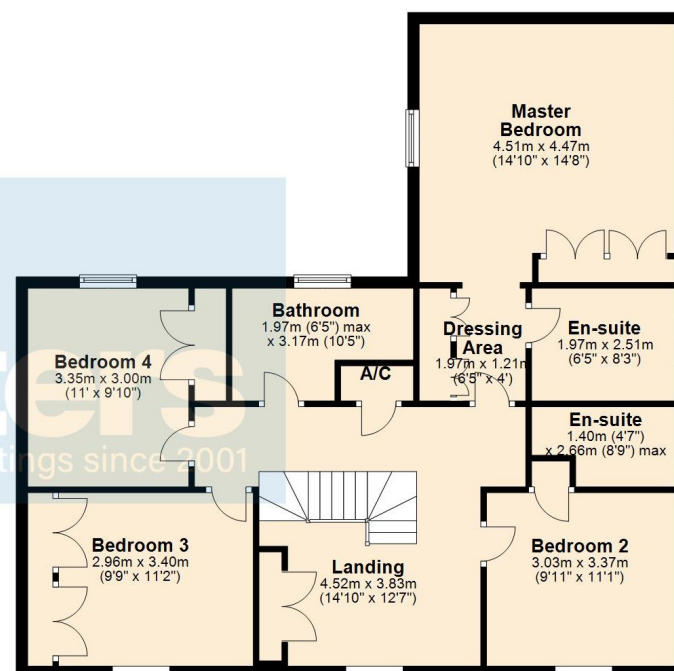
Ground Floor

Approx. 94.2 sq. metres (1013.9 sq. feet)



First Floor

Approx. 95.3 sq. metres (1025.9 sq. feet)



Total area: approx. 189.5 sq. metres (2039.8 sq. feet)

Ground Floor

Kitchen/Dining Room

7.32m (24') x 4.47m (14'8")

Fitted with a matching range of wall and base units housing double electric oven and five ring gas hob with extractor over, plumbing for dishwasher, integrated full size fridge and freezer, windows to both side and rear, double doors out to garden

Utility

1.84m (6') x 1.71m (5'7")

Fitted with base units housing single sink and drainer, wall mounted gas boiler, plumbing for washing machine and space for tumble drier, door out to garden

Living Room

6.38m (20'11") x 3.94m (12'11")

Bay window to front, double doors to the rear leading out to the garden, fireplace housing electric fire.

Family Room

3.78m (12'5") x 3.29m (10'10")

Bay window to front, double doors to hallway. Used as a dining room by the sellers

Office / Bedroom 5

2.89m (9'6") x 2.69m (8'10")

Window to rear. This has been used as a 5th bedroom by our sellers in the past and easily fits a small double bed and wardrobe

WC

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

First Floor

Galleried Landing

Lovely spacious area with room for a lovely reading/ relaxation area

Master Bedroom

4.51m (14'10") x 4.47m (14'8")

Vaulted ceiling, windows to each side

Dressing Area

1.97m (6'5") x 1.21m (4')

Fitted wardrobes, open plan to bedroom

En-suite

Fitted with a panelled bath, single shower cubicle, low level wc and hand wash basin
Window to side

Bedroom 2

2 3.37m (11'1") x 3.03m (9'11")

Window to front, feature panelled wall, fitted wardrobes

En-suite

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

Bedroom 3

3.40m (11'2") x 2.96m (9'9")

Window to front, fitted wardrobes

Bedroom 4

3.35m (11') x 3.00m (9'10")

Window to rear, fitted wardrobes

Bathroom

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

Outside

The front garden is open plan and laid to lawn with ornamental trees and areas of gravel. To one side a driveway provides off road parking and double gates open to reveal additional secure parking plus a double garage which has standard up and over door, power and light.

To the rear, the garden is laid mainly to lawn with a pleached tree border and gravel patio and separate decked patio areas.

Services

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

Tenure Freehold

Council Tax Band E

EPC tbc

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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