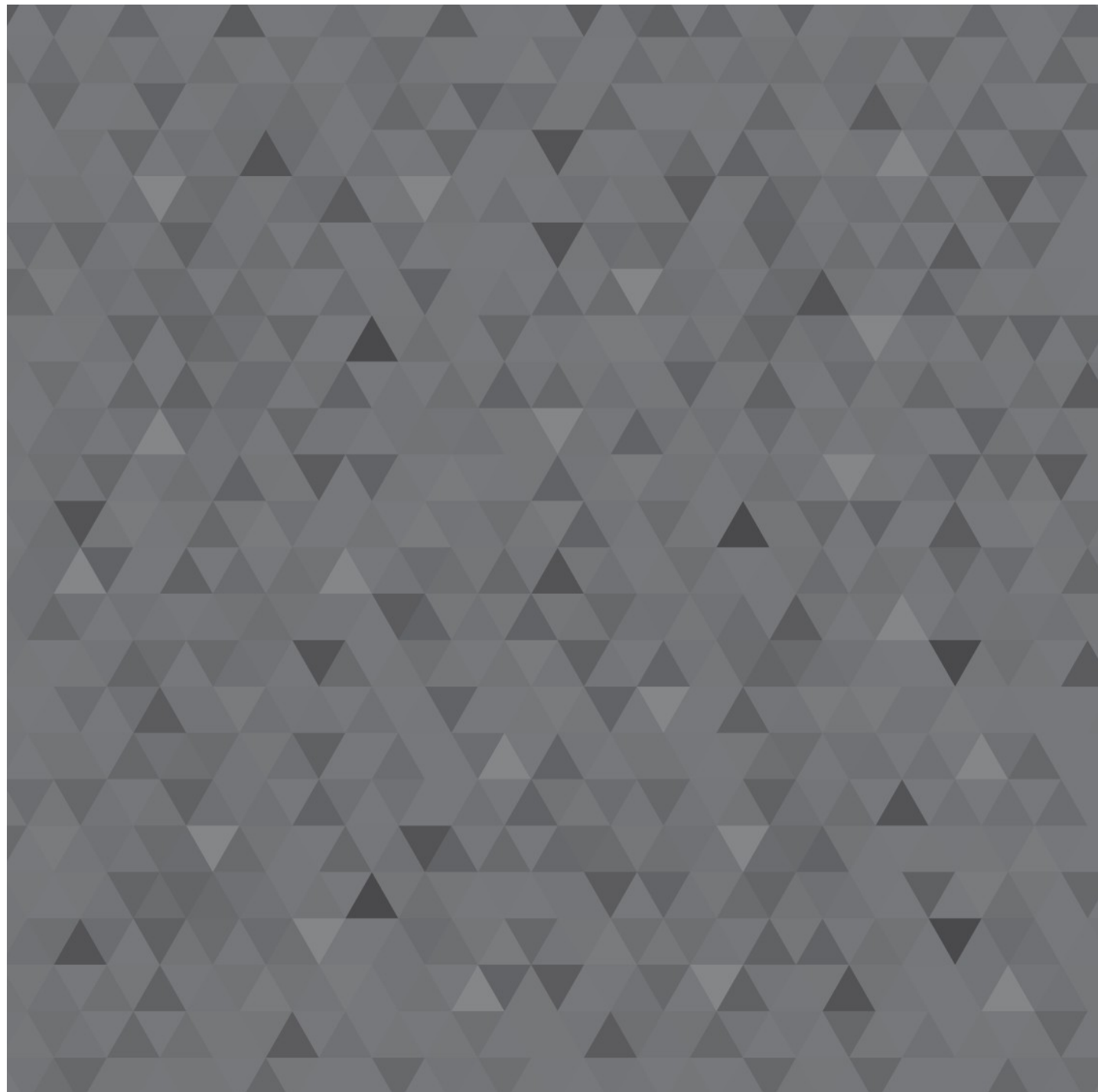




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£450,000

Elder Place, Chatteris, Cambridgeshire PE16 6HT



To arrange a viewing call us now on 01354 694900

Prepare to be captivated! This stunning FOUR-BEDROOM DETACHED home offers the perfect blend of space, versatility, and modern living, making it ideal for a growing family. Situated on an EXCLUSIVE DEVELOPMENT, this property boasts AMPLE PARKING for you and your guests. Inside, you'll find a welcoming living room, a separate family room perfect for movie nights, and a bright and airy CONSERVATORY. Need a dedicated workspace? The HOME OFFICE provides the perfect solution. The heart of the home is undoubtedly the large kitchen/diner, complete with a convenient UTILITY ROOM. Upstairs, four generously sized double bedrooms await, including a master suite with its own EN-SUITE bathroom. A well-appointed family bathroom completes the upper floor. Don't miss the opportunity to make this exceptional property your forever home!

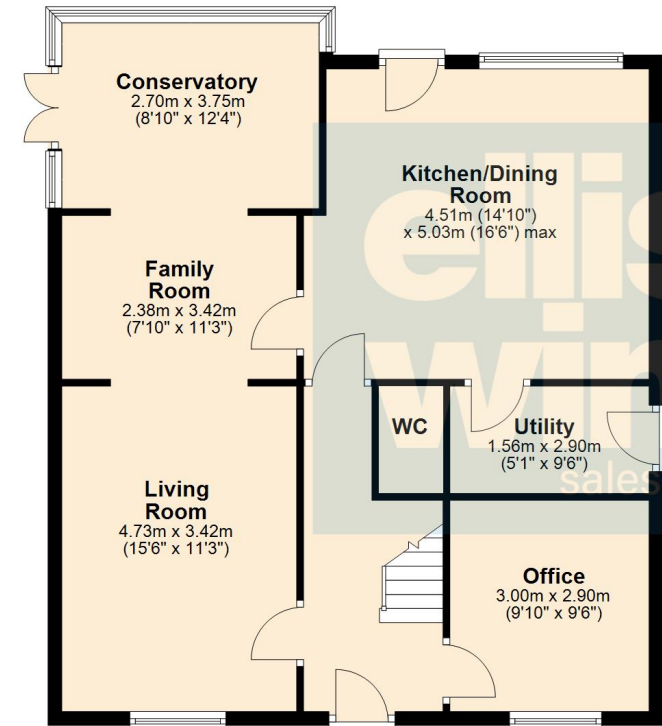
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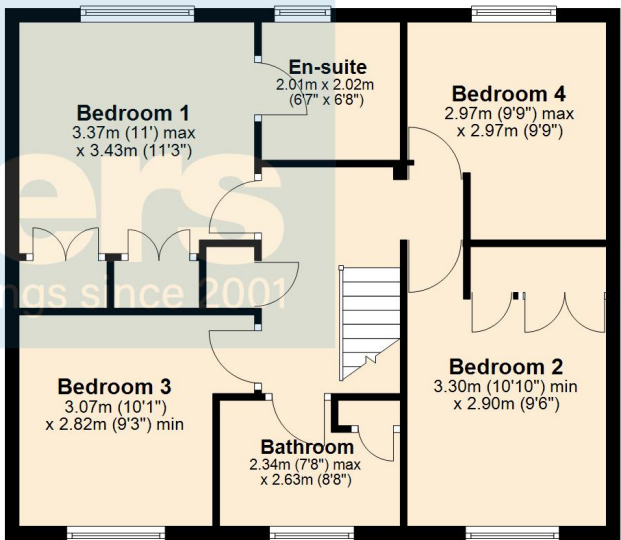
Elder Place, Chatteris, Cambridgeshire PE16 6HT



Ground Floor



First Floor



Ground Floor

Living Room
4.73m (15'6") x 3.42m (11'3")
Window to front, stone fire surround housing gas fire, alcove base storage units, under floor heating

Family Room
3.42m (11'3") x 2.38m (7'10")
Open plan to living room and conservatory, under floor heating

Conservatory
Brick and upvc construction, under floor heating, double doors out to garden

Kitchen/Dining Room
5.03m (16'6") max x 4.51m (14'10")
Fitted with a matching range of wall and base units with lovely granite worktops, eye level double electric oven and four ring gas hob with extractor over, plumbing for dishwasher, integrated wine rack, space for fridge/freezer, window to rear, door out to garden

Utility
2.90m (9'6") x 1.56m (5'1")
Fitted with a matching range of wall and base units with plumbing for washing machine and space for tumble drier, wall mounted gas boiler, door out to side of property

WC
1.56m (5'1") x 0.94m (3'1")
Fitted with a low level wc and hand wash basin

Office
3.00m (9'10") x 2.90m (9'6")
Window to front

First Floor

Landing
Airing cupboard with a newly installed pressurised water tank, loft space with drop down ladder. The loft is fully plastered and has dormer windows to the rear.

Bedroom 1
3.43m (11'3") x 3.37m (11') max
Window to rear, fitted wardrobes

En-suite
2.02m (6'8") x 2.01m (6'7")
Fitted with a three piece suite comprising double shower cubicle, low level wc and hand wash basin set within vanity unit. Heated towel rail and window to rear

Bedroom 2
3.30m (10'10") min x 2.90m (9'6")
Window to front, fitted wardrobe

Bedroom 3
3.07m (10'1") x 2.82m (9'3") min
Window to front

Bedroom 4
2.97m (9'9") max x 2.97m (9'9")
Window to rear, fitted wardrobe

Bathroom
2.63m (8'8") x 2.34m (7'8") max
Fitted with a panelled bath, low level wc and hand wash basin. Fitted storage cupboard, heated towel rail and window to front

Outside

The property is tucked into a corner of the cul-de-sac and almost has its own car park! There is an extensive driveway providing parking for numerous vehicles plus a double garage. This has rubber mat flooring, electric roller doors, wall and base units for storage plus a courtesy door into the garden.

The rear garden is 'L' shaped and is laid to lawn with two patio areas and brick BBQ. There is a storage shed plus a summerhouse which has an electric fire, power and light.

Agents Note

There is potential for loft conversion in the property.

Services

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

Tenure Freehold
Council Tax band D
EPC 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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