

£440,000

Elder Place, Chatteris, Cambs 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!

ellis winters 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA  
Tel: 01354 694900 Email: [info@elliswinters.co.uk](mailto:info@elliswinters.co.uk) [www.elliswinters.co.uk](http://www.elliswinters.co.uk)

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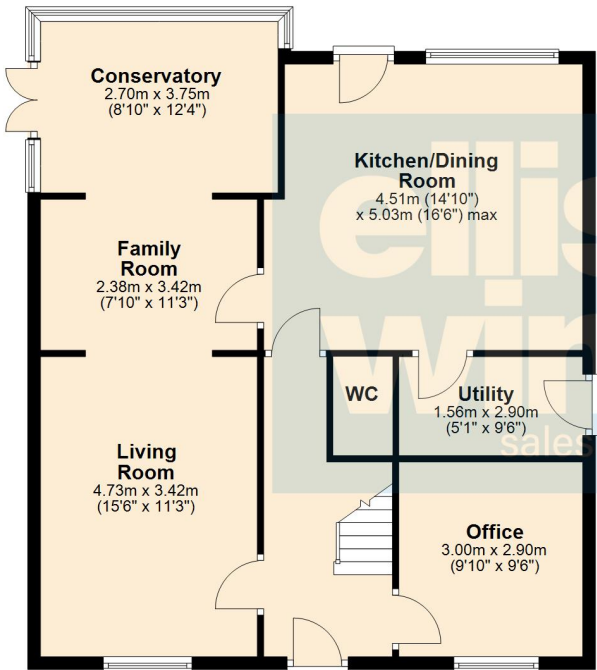


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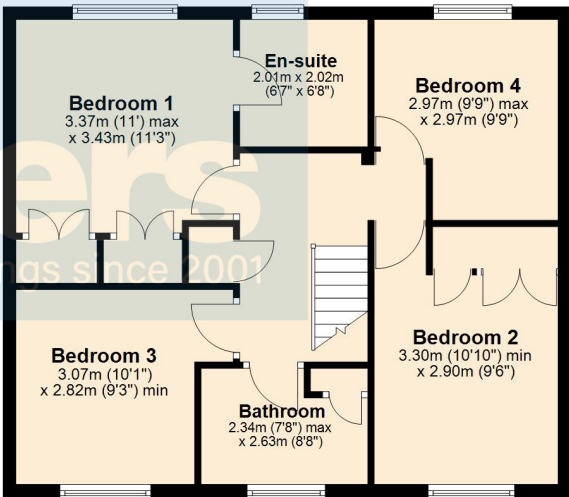
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Ground Floor



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  
Energy rating C

**Buyer ID Checks**  
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

**Disclaimer**  
All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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