

£259,995

Railway Lane, Chatteris, Cambridgeshire PE16 6NF



To arrange a viewing call us now on 01354 694900

Simply **STUNNING** and presented to **SHOW HOME** standards, this **FABULOUS** three bedroom detached house has the neighbouring property butting directly to one side creating the impression of a semi-detached.

There is an abundance of space and all rooms are light and airy and have so much **VERSATILITY** for use.

Our sellers have a living room and separate family room plus the incredible kitchen/dining room at the rear. There is the convenience of a separate utility room plus a ground floor shower room. Upstairs all three bedrooms are **DOUBLES** plus there is the family bathroom.

A driveway to one side takes care of **PARKING** and the garden at the rear is **BEAUTIFULLY MANICURED**.

Amenities are just a short distance away so be quick to book your viewing before this property gets away!

Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA
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GROUND FLOOR

HALL

Stairs rising to first floor.

LIVING ROOM

3.79m (12'5") x 3.55m (11'8")
Window to front, under stairs storage area.

FAMILY ROOM

3.79m (12'5") x 3.39m (11'1")
Window to front, feature fireplace with exposed brickwork.

KITCHEN/DINING ROOM

4.73m (15'6") x 3.74m (12'3")
Fitted with a modern range of wall and base units housing single electric oven and four ring gas hob with extractor over, space for fridge/freezer, high gloss ceramic tiles to floor, window to side, bi-fold doors out to rear garden.

UTILITY

1.95m (6'5") x 1.53m (5')
Plumbing for washing machine and space for tumble drier, skylight window.

SHOWER ROOM

Fitted with a 1 ½ width shower cubicle, low level WC and hand wash basin.

FIRST FLOOR

BEDROOM 1

3.79m (12'5") x 3.55m (11'8")
Window to front, over stairs storage cupboard.

BEDROOM 2

3.79m (12'5") x 3.48m (11'5")
Window to front.

BEDROOM 3

3.81m (12'6") max. x 3.25m (10'8")
Window to side.

BATHROOM

3.31m (10'10") x 1.45m (4'9")
Fitted with a panelled bath which has mains shower over, low level WC and hand wash basin. Boiler cupboard. Window to side.

OUTSIDE

The front garden is enclosed by a low level wall and a gravel driveway to one side provides off road parking for two cars.

To the rear the beautiful garden has a decked patio area, shaped lawn and storage shed which has power and light. A side gate provides access to the driveway.

SERVICES

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

VIEWINGS

By arrangement with elliswinters&co

EPC - E

Council Tax band - B

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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