

£318,500

Tribune Close, Chatteris, Cambridgeshire PE16 6UY



To arrange a viewing call us now on 01354 694900

Incredibly spacious throughout, this four bedroom **DETACHED** family home has separate living and dining rooms, modern kitchen and extensive conservatory!

There is the convenience of a downstairs cloakroom and upstairs all four bedrooms are well proportioned with the master having an **EN-SUITE** shower room.

Our sellers certainly have 'green fingers' and the beautiful garden is well manicured both to the rear and at the front.

A **GARAGE** provides that all important 'man space' and a driveway at the front provides off road **PARKING**.

For more information or to book a viewing call us on 01354 694900.

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

##### HALL

Tiled floor, stairs rising to first floor.

##### WC

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

##### LIVING ROOM

5.70m (18'8") x 3.23m (10'7")  
Windows to front, side and rear, feature fireplace housing gas fire, under stairs storage cupboard.

##### KITCHEN

4.03m (13'3") x 2.00m (6'7")  
Re-fitted with a modern range of wall and base units housing double electric oven and four ring ceramic hob with extractor over, space for fridge/freezer and plumbing for washing machine. Window to side, door to conservatory.

##### DINING ROOM

4.13m (13'7") x 3.00m (9'10")  
Window to front, patio doors leading into conservatory.

##### CONSERVATORY

4.20m (13'9") x 3.86m (12'8")  
Brick and uPVC construction, radiator, double doors leading out to rear garden.

#### BEDROOM 4

2.91m (9'7") x 2.43m (8')  
Window to front, fitted wardrobe.

#### BATHROOM

Fitted with a panelled bath which has mixer tap shower plus over bath power shower, low level WC and hand wash basin. Window to front.

#### OUTSIDE

The front garden is open plan and is well stocked with a variety of flowers and shrubs.

A driveway to one side provides off road parking and leads to the **GARAGE** 5.00m (16'5") x 2.70m (8'10") which has standard up and over door power and light.

There is a separate door from the garage into the rear garden.

#### SERVICES

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

#### VIEWINGS

By arrangement with elliswinters&co

EPC - C

Council Tax band - D

#### FIRST FLOOR

##### MASTER BEDROOM

4.32m (14'2") x 3.26m (10'8") max.  
Two windows to side, fitted wardrobes.

##### EN-SUITE

2.67m (8'9") x 1.55m (5'1")  
Fitted with a double cubicle which has mains shower, low level WC and hand wash basin. Window to side

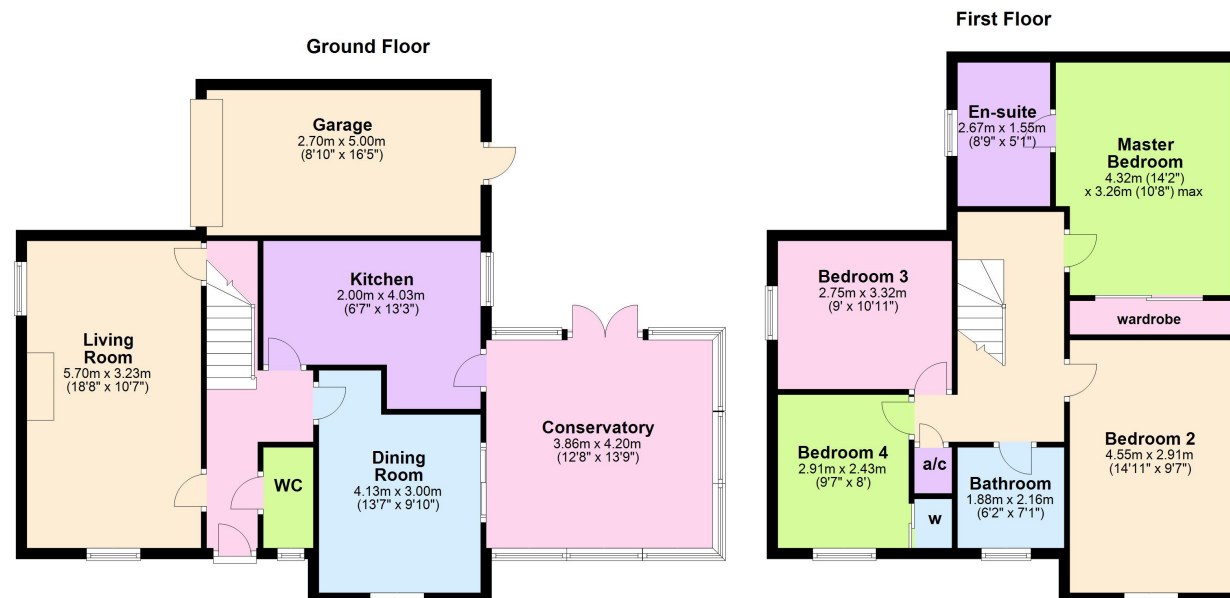
##### BEDROOM 2

4.55m (14'11") x 2.91m (9'7")  
Windows to both front and side.

##### BEDROOM 3

3.32m (10'11") x 2.75m (9')  
Window to side.

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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