

£425,000

Boadicea Court, Chatteris, Cambridgeshire PE16 6BN



To arrange a viewing call us now on 01354 694900

**SIMPLY STUNNING** and set within a **DESIRABLE LOCATION**, this four bedroom detached **EXECUTIVE** home will certainly bring a smile to your face as you wonder between the rooms. **PRESENTED** to **SHOW HOME STANDARDS**, the property has a spacious living room and separate dining room, office, fabulous kitchen/breakfast with utility in support plus a ground floor cloakroom.

Upstairs, all four bedrooms are doubles with the master having a dressing area plus an en-suite shower room.

Outside, our sellers have **LANDSCAPED** the **GARDENS** which are mature and well established with various patio areas and an outside gym/hobby room. There is that all important double **GARAGE** plus ample off road parking.

For more information or to book your viewing call us now.

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**GROUND FLOOR**

**HALL**

Oak laminate flooring, stairs rising to first floor, storage cupboard.

**WC**

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

**CLOAKROOM**

Coat hooks and plenty of storage space.

**LIVING ROOM**

5.24m (17'2") x 3.49m (11'5")  
Bay window to front, double doors at rear leading out onto the rear patio area. Our sellers will be removing the electric wall mounted fire. There is scope to re-open the chimney for a wood burner if required.

**OFFICE**

3.12m (10'3") x 1.98m (6'6") max.  
Bay window to front.

**DINING ROOM**

3.20m (10'6") x 3.12m (10'3") max.  
Bay window to side, double door from hall

**KITCHEN/BREAKFAST ROOM**

3.90m (12'10") x 3.52m (11'7")  
Fitted with a modern range of high gloss wall and base units having integrated dishwasher, single electric oven and five ring gas hob with extractor over, central island/breakfast bar, high gloss tiled floor, feature lighting, under floor heating, window to side, double doors leading out onto rear patio area.

**UTILITY**

3.52m (11'7") x 1.88m (6'2")  
Plumbing for washing machine and space for tumble drier, single sink and drainer, wall mounted gas boiler, wall and base units, under floor heating, door out to garden, window to side.

**FIRST FLOOR**

**LANDING**

Window to front, airing cupboard.

**MASTER BEDROOM**

3.37m (11'5") x 3.20m (10'6")  
Windows to both front and rear, fitted wardrobes to dressing area.

**EN-SUITE**

Fitted with a corner shower cubicle (pumped), low level WC and hand wash basin. Window to rear.

**BEDROOM 2**

3.54m (11'7") x 3.15m (10'4")  
Box window to side and separate window to other side.

**BEDROOM 3**

3.24m (10'8") x 2.60m (8'6") max.  
Window to front.

**BEDROOM 4**

3.25m (10'8") x 2.47m (8'1") max.  
Window to side.

**BATHROOM**

2.26m (7'5") x 2.21m (7'3")  
Fitted with a panelled bath which has mixer tap shower, low level WC and hand wash basin. There are built in Bluetooth speakers and a window to rear.

**OUTSIDE**

The property is nicely tucked back from the road and a private driveway leads to the **DOUBLE GARAGE** and ample parking. The front garden is beautifully landscaped plus there is a separate side garden. There are fabulous views over the central green.

To the rear, the well established garden has deep filled borders stocked with a variety of plants and shrubs, separate patio areas with one having an arbour over, outside there is a gym/hobby room which is insulated and has electrics/power, greenhouse and garden shed, feature lighting and a hot tub deck with power in place.

The double garage has standard up and over doors, power and light. There is the potential for loft storage if required.

**SERVICES**

Mains gas, electricity, water and drainage. The property has gas fired central heating, the kitchen and utility have additional electric under floor heating.

**VIEWING**

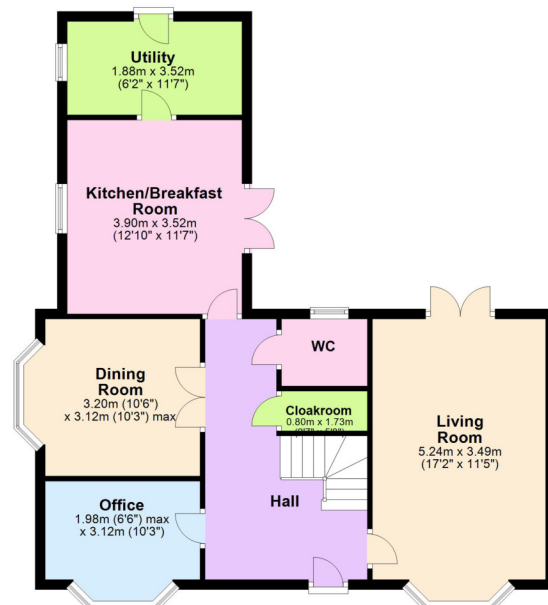
By arrangement with elliswinters&co

Energy rating - TBC  
Fenland District Council Tax band - E

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.

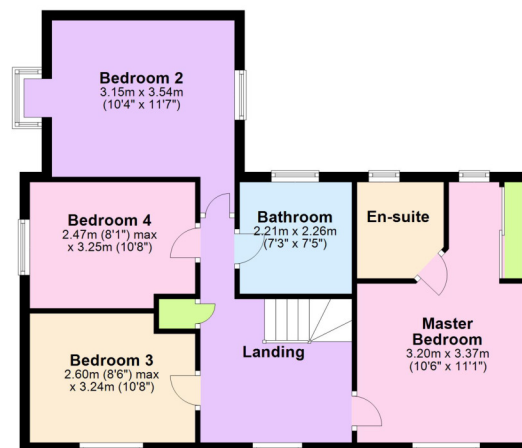
**Ground Floor**

Approx. 74.8 sq. metres (804.8 sq. feet)



**First Floor**

Approx. 63.3 sq. metres (681.2 sq. feet)



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