

£390,000

St Francis Drive, Chatteris, Cambridgeshire PE16 6BS



**To arrange a viewing call us now on 01354 694900**

Offering **SUBSTANTIAL ACCOMMODATION** and set within a **SOUGHT AFTER LOCATION**, this four double bedroom detached executive home has an incredible kitchen and separate utility, separate living and family rooms, plus an office.

Upstairs, all the bedrooms have fitted wardrobes and both the master and bedroom 2 each have en-suite shower rooms.

Outside, the garden is of a decent size and there is also a double **GARAGE** and ample off-road **PARKING**.

Call us now to book your viewing.

Ellis Winters & Co 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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Ground Floor



First Floor



**ENTRANCE HALL**

Understairs storage cupboard.

**CLOAKROOM**

Fitted with a low level WC and wash hand basin.

**KITCHEN/BREAKFAST ROOM**

7.29m max. x 4.41m max. (23'11 x 14'6) approx.  
Fitted with a matching range of wall and base units housing double width electric oven, 5 ring gas hob with stainless extractor hood over, integrated dishwasher and fridge/freezer, window to rear and French doors leading out into the garden.

**UTILITY ROOM**

1.84m x 1.70m (6'0 x 5'7) approx.  
Fitted with wall and base units, single sink and drainer, plumbing for washing machine, wall mounted boiler and door into garden.

**LOUNGE**

6.38m x 3.94m (20'11 x 12'11) approx.  
Double doors lead in from the hall and French doors lead out into the garden. There is also a feature fire surround housing an electric coal effect fire.

**FAMILY ROOM**

3.77m x 3.26m (12'4 x 10'8) approx.  
Feature bay window to front, fitted storage unit and desk. Double doors into hall.

**OFFICE**

2.89m x 2.71 (9'6 x 8'11) approx.  
Window to rear.

**LANDING**

Storage cupboard with double doors, airing cupboard.

**MASTER BEDROOM**

4.46m x 4.12m (14'8 x 13'6) approx.  
Fitted with two double wardrobes, sloping ceiling and door into:

**EN-SUITE**

Fitted with a four piece suite comprising :  
Panelled bath, independent shower cubicle, low level WC and wash hand basin.

**BEDROOM 2**

3.37m X 2.72m (11'1 x 8'11) approx.  
With fitted wardrobes, desk and bedside cabinet, wall cupboard and door into:

**EN-SUITE**

Fitted with single shower cubicle, low level WC and wash hand basin.

**BEDROOM 3**

3.40m x 2.96m (11'2 x 9'9) approx.  
With three fitted wardrobes plus bedside cabinet and desk.

**BEDROOM 4**

3.34m x 2.99m (11'0 x 9'10) approx.  
With double fitted wardrobe.

**FAMILY BATHROOM**

Fitted with a four piece suite comprising:  
Panelled bath with mixer tap shower, double shower cubicle, low level WC and wash hand basin.

**OUTSIDE**

To the front of the property the garden is open plan and laid to lawn. There is an area for off road parking and double gates provide access to the garage with further hardstanding for off road parking.

**DOUBLE GARAGE**

With standard up and over door, power and lighting.

To the rear, the garden has feature paving to patio areas, gravel and shrub borders with raised flower beds.

**SERVICES**

Mains gas, electricity, water and drainage.

**DIRECTIONS**

From our Chatteris office proceed down the High Street and turn right into New Road. Take the second turning on the right into St Francis Drive and the property is located down a cul-de-sac to the left.

**VIEWING**

By arrangement with elliswinters&co

Fenland District Council Tax band - E  
Energy rating - 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.