

£325,000

Lode Way, Chatteris, Cambridgeshire PE16 6TN



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

Step into your family's dream with this delightful FOUR-BEDROOM DETACHED home nestled in a sought-after neighbourhood. Boasting a generously sized rear garden – perfect for outdoor play and entertaining – along with a SINGLE GARAGE and convenient OFF-ROAD PARKING, this property offers both space and practicality. Inside, discover a welcoming living room, a dedicated office space for remote work or study, and a spacious kitchen/diner – the heart of the home. The CONSERVATORY, bathed in natural light, offers picturesque views of the garden, creating a tranquil retreat. Upstairs, you'll find four well-proportioned bedrooms and a family bathroom. The master bedroom is a true sanctuary, complete with a modern EN-SUITE shower room. This property truly ticks all the boxes for comfortable family living. Don't miss your chance to make it yours!

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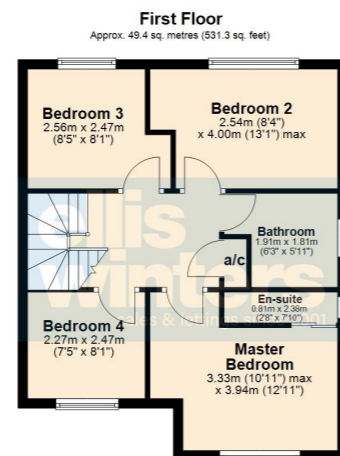
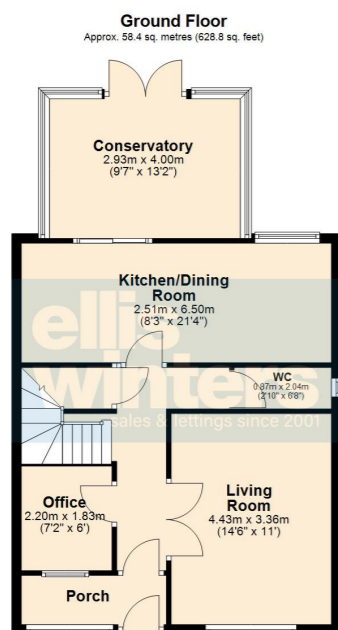
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Total area: approx. 107.8 sq. metres (1160.1 sq. feet)

## GROUND FLOOR

### Porch

Upvc construction with plenty of space for shoes and coats.

### Living Room

4.43m (14'6") x 3.36m (11')  
Window to front, tiled floor.

### Kitchen/Dining Room

6.50m (21'4") x 2.51m (8'3")  
Fitted with a matching range of wall and base units housing single electric oven and five ring gas hob with extractor over, plumbing for washing machine and dishwasher, space for fridge/freezer, window to rear and patio doors into conservatory.

### Office

2.20m (7'2") x 1.83m (6')  
Window to front.

### Conservatory

4.00m (13'2") x 2.93m (9'7")  
Brick and upvc construction, radiator and double doors out to garden.

### WC

2.04m (6'8") x 0.87m (2'10")  
Fitted with a low level wc and hand wash basin. Window to side.

## First Floor

### Master Bedroom

3.94m (12'11") x 3.33m (10'11") max.  
Window to front.

### En-suite

2.38m (7'10") x 0.81m (2'8")  
Fitted with a single cubicle which has pumped shower, low level wc and hand wash basin set within vanity unit. Window to side.

### Bedroom 2

4.00m (13'1") max. x 2.54m (8'4")  
Window to rear

### Bedroom 3

2.56m (8'5") x 2.47m (8'1")  
Window to rear.

### Bedroom 4

2.47m (8'1") x 2.27m (7'5")  
Window to front.

### Bathroom

1.91m (6'3") x 1.81m (5'11")  
Fitted with a 'p' shaped bath with electric shower over, low level wc and hand wash basin set within vanity unit. Window to side.

## OUTSIDE

The front garden is open plan and laid to lawn with a variety of shrubs and plants. A driveway to one side provides off road parking and leads to the single garage which has standard up and over door, power and light.

To the rear, the well established garden is also laid to lawn with established borders, patio areas, ornamental pond and storage shed.

## SERVICES

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

## AGENTS NOTE

There are solar panels to the roof of the property which are on a rental basis.

## Tenure Freehold

Energy rating B  
Council Tax D

## 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 £49 plus VAT 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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