

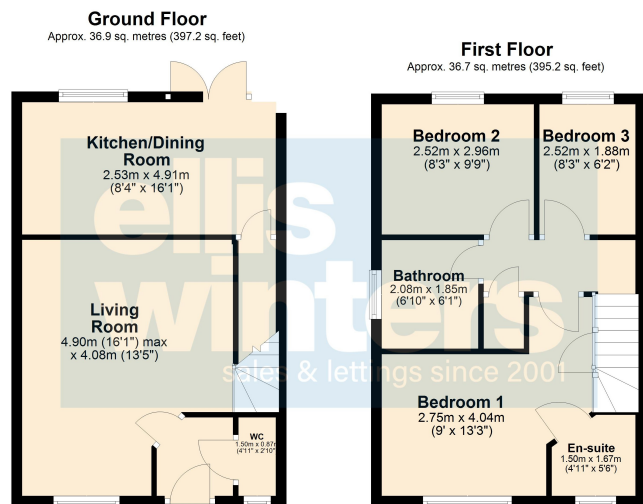
£250,000

Wheatfields, Chatteris, Cambridgeshire PE16 6FY



To arrange a viewing call us now on 01354 694900

IMMACULATELY PRESENTED and only two years old, this stylish three bedroom semi detached home offers CONTEMPORARY living in a beautifully maintained setting. The SPACIOUS living room provides a warm and welcoming space to relax, while the impressive kitchen/diner enjoys lovely views over the larger than average rear garden — perfect for entertaining or family life. Upstairs, three well proportioned bedrooms include a bright principal bedroom complete with its own en suite, complemented by a modern family bathroom. The generous rear garden is a standout feature, offering exceptional outdoor space rarely found with similar properties. With its modern finish, thoughtful layout, and superb condition throughout, this home is ideal for buyers seeking a move in ready property with plenty of space both inside and out.



Total area: approx. 73.6 sq. metres (792.3 sq. feet)

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GROUND FLOOR

Living Room
4.90m (16'1") max. x 4.08m (13'5")
Window to front, stairs rising to first floor.

Kitchen/Dining Room
4.91m (16'1") x 2.53m (8'4")
Fitted with an upgraded range of wall and base units housing single electric oven and four ring gas hob with extractor over, fully integrated with fridge/freezer, dishwasher and washing machine, storage cupboard, window to rear, double doors out to garden.

WC
1.50m (4'11") x 0.87m (2'10")
Fitted with a low level wc and hand wash basin. Window to front.

FIRST FLOOR

Bedroom 1
4.04m (13'3") x 2.75m (9')
Window to front.

En-suite
1.67m (5'6") x 1.50m (4'11")
Fitted with a single shower cubicle, low level wc and hand wash basin. Window to front.

Bedroom 2
2.96m (9'9") x 2.52m (8'3")
Window to rear.

Bedroom 3
2.52m (8'3") x 1.88m (6'2")
Window to rear.

Bathroom
2.08m (6'10") x 1.85m (6'1")
Fitted with a panelled bath which has electric shower over, low level wc and hand wash basin. Window to side.

OUTSIDE

The front garden is open plan and laid to lawn with a shrub and flower border. A driveway to one side provides off road parking. To the rear, the larger than average garden is laid mainly to lawn with patio area.

SERVICES

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

AGENTS NOTE

Please note that there will be management fees payable in respect of common areas, when the development is finished.

Freehold

Energy rating B

Fenland District Council tax band B

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 £40 plus VAT per transaction (£48 inc VAT), 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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