

£335,000

St. Martins Road, Chatteris, Cambridgeshire PE16 6JF



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

Set on a generous plot close to the town centre, this attractive three bedroom detached house offers a superb family living space with excellent potential to extend.

The ground floor features an attractive living room with a curved bay window to the front, together with a spacious kitchen/diner that opens seamlessly into the conservatory, creating the true heart of this wonderful family home.

Upstairs, there are three well proportioned bedrooms and a family bathroom, while outside the property further benefits from a south facing garden, single garage, workshop space with power and off road parking, making this an ideal home that combines comfort, practicality, and room to grow.

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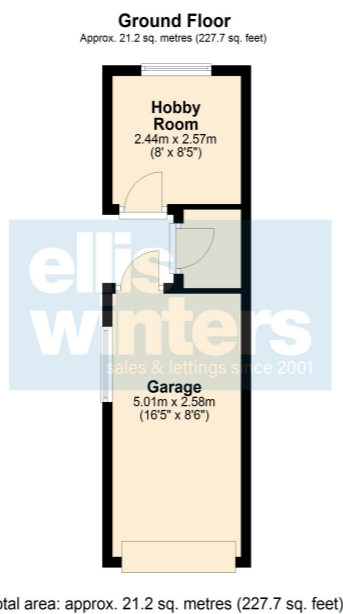
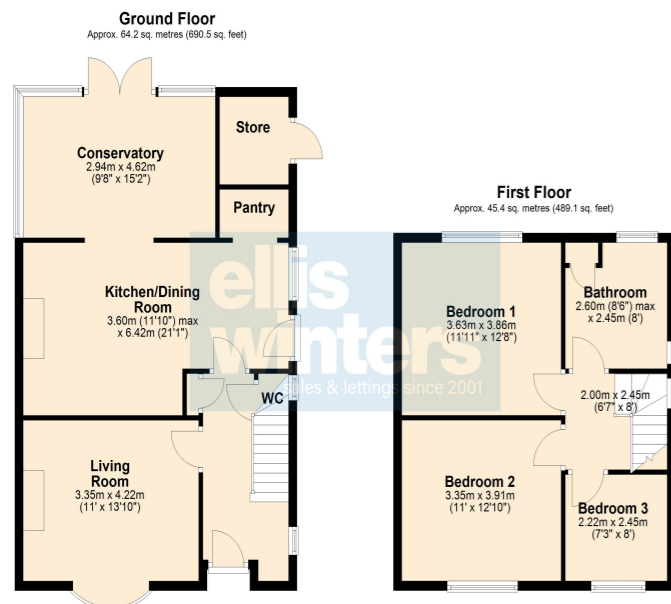
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## GROUND FLOOR

### Living Room

4.22m (13'10") x 3.35m (11')  
Bow window to front, fireplace housing woodburning stove (this has not been used by our seller)

### Kitchen/Dining Room

6.42m (21'1") x 3.60m (11'10") max.  
Fitted with a contrasting range of wall and base units housing eye level double electric oven and five ring gas hob with extractor over, plumbing for washing machine, space for fridge/freezer, wooden worktops, feature fireplace opening, walk-in pantry, wood flooring, window to side and door out to side.

### Conservatory

4.62m (15'2") x 2.94m (9'8")  
Brick and upvc construction, lovely brick weave floor, door out to garden.

### WC

Fitted with a low level wc and hand wash basin. Window to side.

## FIRST FLOOR

### Bedroom 1

3.86m (12'8") x 3.63m (11'11")  
Window to rear.

### Bedroom 2

3.91m (12'10") x 3.35m (11')  
Window to front.

### Bedroom 3

2.45m (8') x 2.22m (7'3")  
Window to front.

### Bathroom

2.60m (8'6") max. x 2.45m (8')  
Fitted with a double shower cubicle, low level wc and hand wash basin. Boiler cupboard.  
Window to rear.

## OUTSIDE

### Outbuilding comprising:-

Garage  
5.01m (16'52") x 2.58m (8'6")

### Hobby Room

2.44m (8') x 2.57 (8'5")

Store – interconnecting store room which has a wc in situ but there is no water connected to the outbuildings.

## GARDEN

The front garden is open plan and laid to gravel with a variety of shrubs. A driveway to one side provides off road parking and leads to the garage which has manual electric door, power and light.

To the rear, the garden has a good size patio with the balance laid to lawn, established borders, fruit trees and hardstanding for a shed.

## SERVICES

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

### Freehold

Energy rating C

Fenland District Council tax band 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 + 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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