

Guide Price

**£360,000 - £370,000**

Gipson Close, Chatteris, Cambs PE16 6PQ



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

This stunning, TURN-KEY FOUR-BEDROOM DETACHED home has been thoughtfully updated to an exceptional standard, offering spacious and VERSATILE LIVING ideal for modern family life. The ground floor features a generous living room and a superb re-fitted kitchen/dining/family room—stylish, contemporary, and perfect for everyday living and entertaining—along with a convenient cloakroom. Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with an EN-SUITE currently being re-fitted, and a high-quality family bathroom serving the remaining rooms. Externally, the property benefits from a DOUBLE GARAGE, ample OFF-ROAD PARKING, and an attractive front garden. The rear garden is a blank canvas, offering excellent potential to create your ideal outdoor space.

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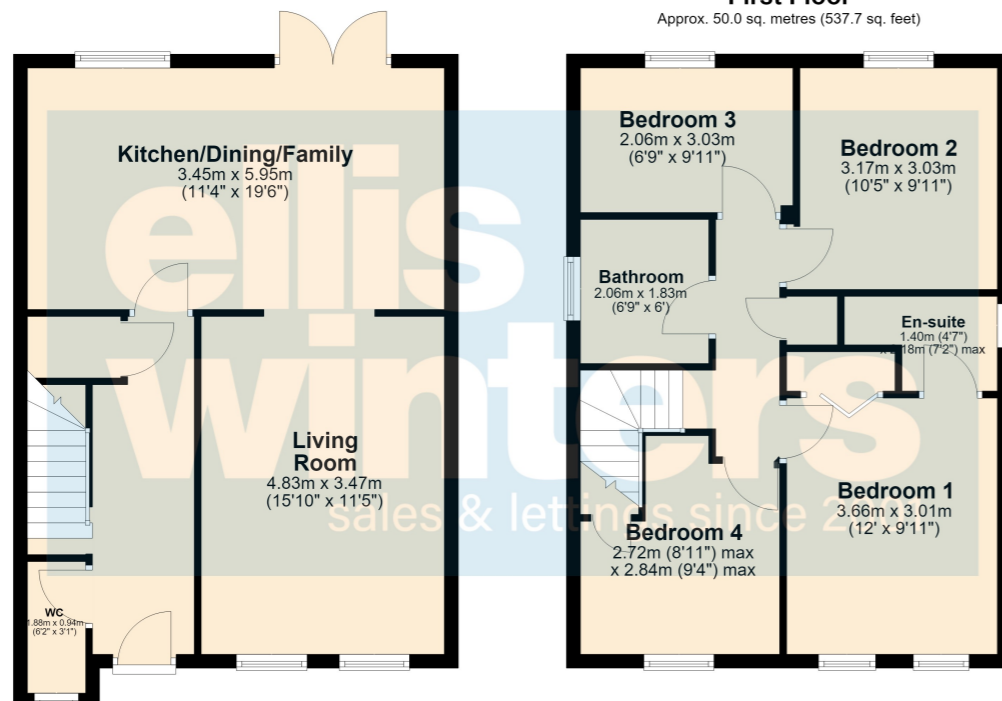


#### Ground Floor

Approx. 53.5 sq. metres (576.3 sq. feet)

#### First Floor

Approx. 50.0 sq. metres (537.7 sq. feet)



Total area: approx. 103.5 sq. metres (1114.0 sq. feet)

#### Ground Floor

##### Living Room

4.83m (15'10") x 3.47m (11'5")  
Two windows to front, feature fireplace

##### Kitchen/Dining/Family

5.95m (19'6") x 3.45m (11'4")  
Re-fitted with a modern range of wall and base units housing single electric oven and four ring ceramic hob with extractor hood over, 1 ½ sink and drainer, integrated washing machine and dishwasher, space for fridge/freezer, large island with additional base storage and seating area, wall mounted gas boiler, window to rear and double doors out to garden

##### WC

1.88m (6'2") x 0.94m (3'1")  
Fitted with a low level wc and hand wash basin. Window to front

#### First Floor

##### Bedroom 1

3.66m (12') x 3.01m (9'11")  
Two windows to front, fitted wardrobe

##### En-suite

2.18m (7'2") max x 1.40m (4'7")  
In the process of being re-fitted with a single shower cubicle, low level wc and hand wash basin. Window to side

##### Bedroom 2

3.17m (10'5") x 3.03m (9'11")  
Window to rear

##### Bedroom 3

3.03m (9'11") x 2.06m (6'9")  
Window to rear

##### Bedroom 4

2.84m (9'4") max x 2.72m (8'11") max  
Window to front

##### Bathroom

2.06m (6'9") x 1.83m (6')  
Re-fitted with a panelled bath which has electric shower over, low level wc and hand wash basin. Feature tiling and window to side

#### Outside

The front garden is laid to lawn with feature tree and shrub. An extensive driveway to one side provides ample off road parking and leads to the single garage which has electric roller door, power and light. There is an electric car charging point.  
To the rear, the garden is a blank canvas with patio area and lawn.

#### Services

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

Tenure Freehold  
Council Tax Band D  
EPC C

#### 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 £66.67 plus VAT per transaction (£80 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

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Ellis Winters also provides professional

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