

Fixed Price

£400,000

Eastwood, Chatteris, Cambs PE16 6RX



To arrange a viewing call us now on 01354 694900

Nearly new and still benefiting from a new build warranty, this fabulous four bedroom detached family home has been built to a high specification and is beautifully presented throughout. Set within a sought-after location, the property offers stylish and spacious accommodation ideally suited to modern family life.

The impressive living room stretches from the front of the property through to the rear, creating a wonderful light and versatile space. The high-specification kitchen is fitted with quality NEFF appliances and is complemented by a separate utility room and convenient cloakroom.

Upstairs, there are four good-sized bedrooms, with bedroom one benefiting from an en-suite, along with a well-appointed family bathroom offering both bath and separate shower options. Outside, the property continues to impress with a single garage, ample off-road parking and a manageable, low-maintenance garden to the rear. A superb modern family home that is ready to move straight into and enjoy.

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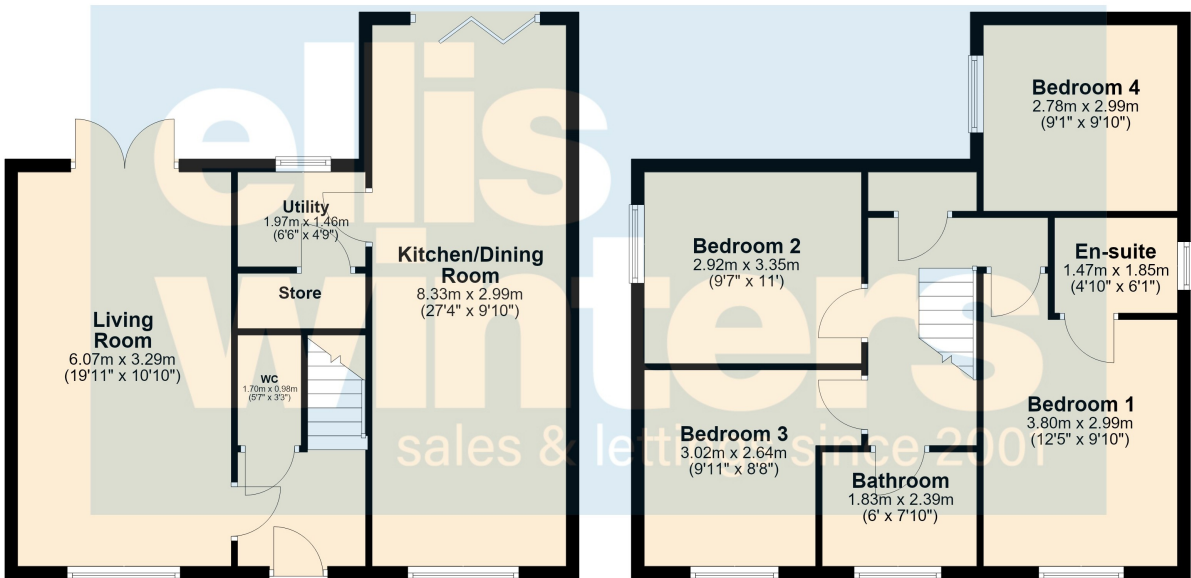


Ground Floor

Approx. 58.1 sq. metres (625.0 sq. feet)

First Floor

Approx. 56.4 sq. metres (607.2 sq. feet)



Total area: approx. 114.5 sq. metres (1232.2 sq. feet)

Ground Floor

Living Room

6.07m (19'11") x 3.29m (10'10")
Window to front and double doors leading out to the rear garden

Kitchen/Dining Room

8.33m (27'4") x 2.99m (9'10")
Fitted with a custom range of wall and base units with quartz worktops housing eye level NEFF pyrolytic 'hide and slide' ovens, induction hob with extractor over, integrated NEFF dishwasher, double butler sink, breakfast bar and separate dining area, window to front and bi-fold doors leading out to the rear garden

Utility

1.97m (6'6") x 1.46m (4'9")
Fitted with wall units, worktop with plumbing for washing machine and space for tumble drier, storage cupboard/plant room, window to rear

WC

1.70m (5'7") x 0.98m (3'3")
Fitted with a low level wc and hand wash basin

First Floor

Bedroom 1

3.80m (12'5") x 2.99m (9'10")
Window to front

En-suite

1.85m (6'1") x 1.47m (4'10")
Fitted with a corner shower cubicle, low level wc and hand wash basin set within vanity unit. Fully tiled and window to side.

Bedroom 2

3.35m (11') x 2.92m (9'7")
Window to side

Bedroom 3

3.02m (9'11") x 2.64m (8'8")
Window to front

Bedroom 4

2.99m (9'10") x 2.78m (9'1")
Window to side. The photograph showing this property has been AI generated to show an empty room, as our clients use this as a dressing room

Bathroom

2.39m (7'10") x 1.83m (6')
Fitted with a four piece suite comprising corner shower cubicle, freestanding bath, low level wc and hand wash basin set within vanity unit. Fully tiled and window to front

Outside

The front of the property is enclosed by low level fencing and a block paved driveway to one side provides ample off road parking and leads to the GARAGE 3.06m (10') x 7.21m (23'6") which has electric roller door, power and light. A separate courtesy door leads into the rear garden. There is also an electric car charging point.

To the rear, the low maintenance garden has ceramic tiling and an area of astroturf.

Services

Mains electricity, water and drainage.
Heating is via an air source heat pump.
There are solar panels on the property belonging to the sellers (no lease agreement).

Tenure Freehold
Council Tax Band D
EPC 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 £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

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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