

Offers In Region Of

**£325,000**

Treeway, Chatteris, Cambridgeshire PE16 6EN



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

Situated in a popular residential location, this extended FOUR-BEDROOM DETACHED family home offers well-planned accommodation ideal for modern family living.

The property features an entrance porch leading into a welcoming entrance hall, a spacious through lounge/dining/play area providing versatile OPEN-PLAN living space, and a refitted contemporary kitchen with a range of modern units and integrated appliances. There is also a convenient downstairs cloakroom.

To the first floor are four generous bedrooms, including a principal bedroom with EN-SUITE shower room, along with a well-appointed family bathroom.

Externally, the property benefits from OFF-ROAD PARKING, a single GARAGE, and a good-sized enclosed rear garden offering excellent outdoor space for entertaining and family activities.

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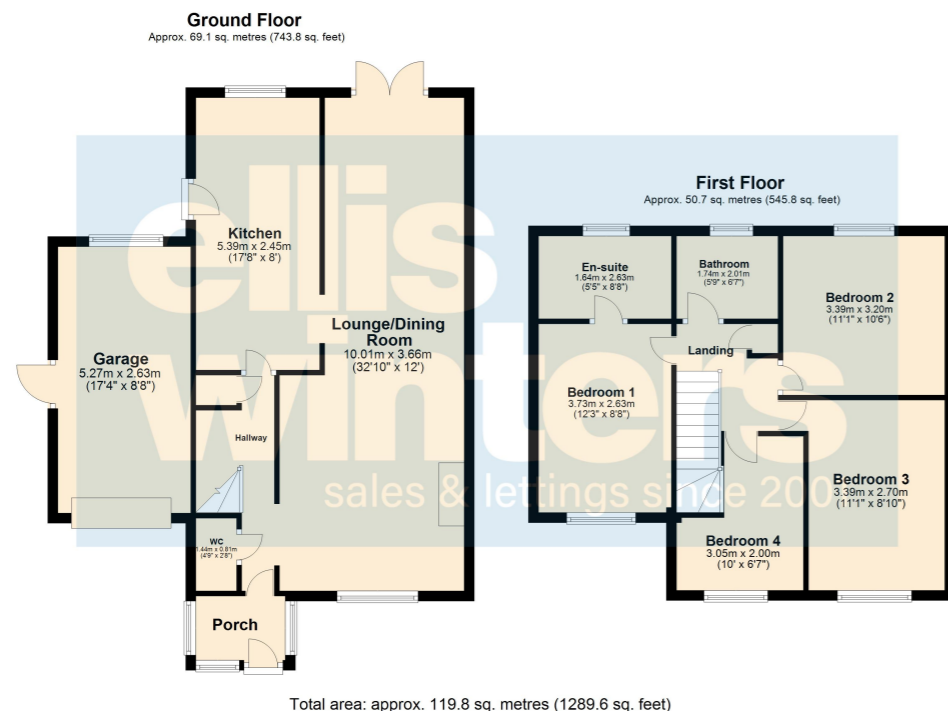
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**GROUND FLOOR**

**Porch**  
 Double glazed windows to front and side.

**WC**  
 1.44m (4'9") x 0.81m (2'8")  
 Obscured double glazed window to side, radiator, vanity wash hand basin, and low-level WC.

**Entrance Hall**  
 Built in under stairs storage cupboard, radiator and stairs to the first floor.

**Lounge/Dining Room**  
 10.01m (32'10") x 3.66m (12')  
 Double glazed window to front, fireplace with surround, two radiators, and double doors leading to the garden.

**Kitchen**  
 5.39m (17'8") x 2.45m (8')  
 Fitted with a matching range of base and eye level units with worktop space over, composite sink, tiled walls, plumbing for washing machine and dishwasher, space for fridge/freezer, built-in double oven, built-in electric hob with extractor hood over, tiled flooring.

**FIRST FLOOR**

**Bedroom 1**  
 3.73m (12'3") x 2.63m (8'8") plus 0.01m (0'1") x 0.01m (0'1")  
 Double glazed window to front, radiator.

**En-suite**  
 2.63m (8'8") x 1.64m (5'5") plus 0.01m (0'1") x 0.01m (0'1")  
 Fitted with three-piece suite comprising wash hand basin, shower cubicle and WC, tiled surround, double glazed window to rear, radiator.

**Bedroom 2**  
 3.39m (11'1") x 3.20m (10'6")  
 Double glazed window to rear and radiator.

**Bedroom 3**  
 3.39m (11'1") x 2.70m (8'10")  
 Double glazed window to rear and radiator.

**Bedroom 4**  
 3.05m (10') x 2.00m (6'7") plus 0.01m (0'1") x 0.01m (0'1")  
 Double glazed window to front, radiator.

**Bathroom**  
 2.01m (6'7") x 1.74m (5'9") plus 0.01m (0'1") x 0.01m (0'1")  
 Fitted with three-piece suite comprising panelled bath, wash hand basin and WC, shower panels, double glazed window to rear, radiator. Window to rear.

**OUTSIDE**

To the front of the property is a low maintenance garden which is mainly laid with decorative stones and a driveway to the side which also provides access to the garage.

A side gate allows access to an enclosed rear garden comprising patio, lawn and shrub borders.

**Garage**  
 5.27m (17'4") x 2.63m (8'8")  
 Window to rear, up and over door and connected with power and lighting.

**SERVICES**

Mains electricity, water and gas.  
 Gas fired central heating.

Tenure Freehold  
 Fenland District Council Tax Band D  
 Energy rating 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 £66.67 + VAT (£80 inc. 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**

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