

£355,000

Juniper Drive, Chatteris, Cambridgeshire PE16 6HY



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

Set within an ever-popular residential location, this IMPRESSIVE four-bedroom DETACHED family home offers an abundance of spacious and versatile accommodation, perfectly suited to modern family living. Thoughtfully arranged throughout, the property boasts a superb OPEN-PLAN kitchen/dining room, ideal for both everyday living and entertaining, complemented by the added convenience of a separate utility room. There are two further reception spaces, including a welcoming living room and an additional family room, providing flexibility for relaxation, home working or play. To the first floor, four bedrooms can be found with bedroom one benefitting from its own ENSUITE facilities, alongside a contemporary family bathroom serving the remaining rooms. Externally, the property continues to impress with a low-maintenance rear garden, designed for ease of upkeep while still offering an enjoyable outdoor space, as well as a single GARAGE and additional off-road parking to the side.

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## GROUND FLOOR

### Living Room

4.13m (13'7") x 3.42m (11'3")

Bay window to front, stone fire surround with working open fireplace, double doors into:

### Family Room

3.42m (11'3") x 2.77m (9'1")

Bay to rear with central double doors out to garden.

### Kitchen/Dining Room

4.83m (15'10") x 4.83m (15'10") max.

Fitted with a matching range of wall and base units housing double electric oven and four ring gas hob with extractor over, plumbing for washing machine, integrated dishwasher, space for fridge/freezer, tiled floor, and window to rear.

### Gym

3.44m (11'3") x 2.75m (9')

Part of the garage conversion and used as a gym/storage room by the sellers.

### WC

1.65m (5'5") x 0.91m (3')

Fitted with a low level wc and hand wash basin.

## FIRST FLOOR

### Bedroom 1

3.56m (11'8") max x 3.55m (11'8")

Window to front, fitted wardrobes.

### Ensuite

2.07m (6'9") x 2.00m (6'7")

Fitted with a single shower cubicle, low level wc and hand wash basin. Window to front.

### Bedroom 2

3.56m (11'8") x 2.95m (9'8")

Window to rear. Used as an office by our sellers.

### Bedroom 3

3.85m (12'8") x 2.56m (8'5")

Window to front.

### Bedroom 4

3.10m (10'2") x 2.65m (8'8") max.

Window to rear.

### Bathroom

1.95m (6'5") x 1.91m (6'3")

Fitted with a panelled bath which has mixer tap shower, low level wc and hand wash basin. Window to rear.

## OUTSIDE

To the front of the property is a garden area set with a variety of mature shrubs and plants. A driveway to one side provides off road parking and leads to the garage frontage where there is a small storage Area 2.75m (9') x 1.49m (4'11"). The balance of the garage has been converted into a gym but could easily be restored if required. There is additional parking to the rear of the property.

To the rear, the garden is low maintenance. Our sellers have an abundance of plants in pots which will all be removed on completion.

## SERVICES

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

## Freehold

Fenland District Council tax band D

Energy rating C

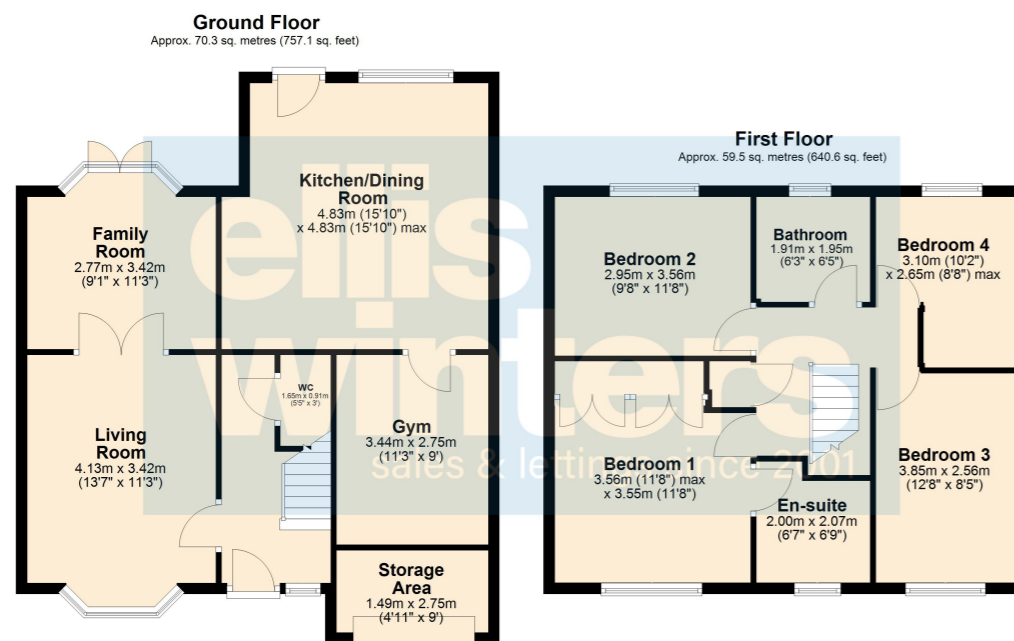
## Buyer ID Checks

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 £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.



Total area: approx. 129.8 sq. metres (1397.6 sq. feet)

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