



£750,000

Albert Way, Chatteris, Cambridgeshire PE16 6US



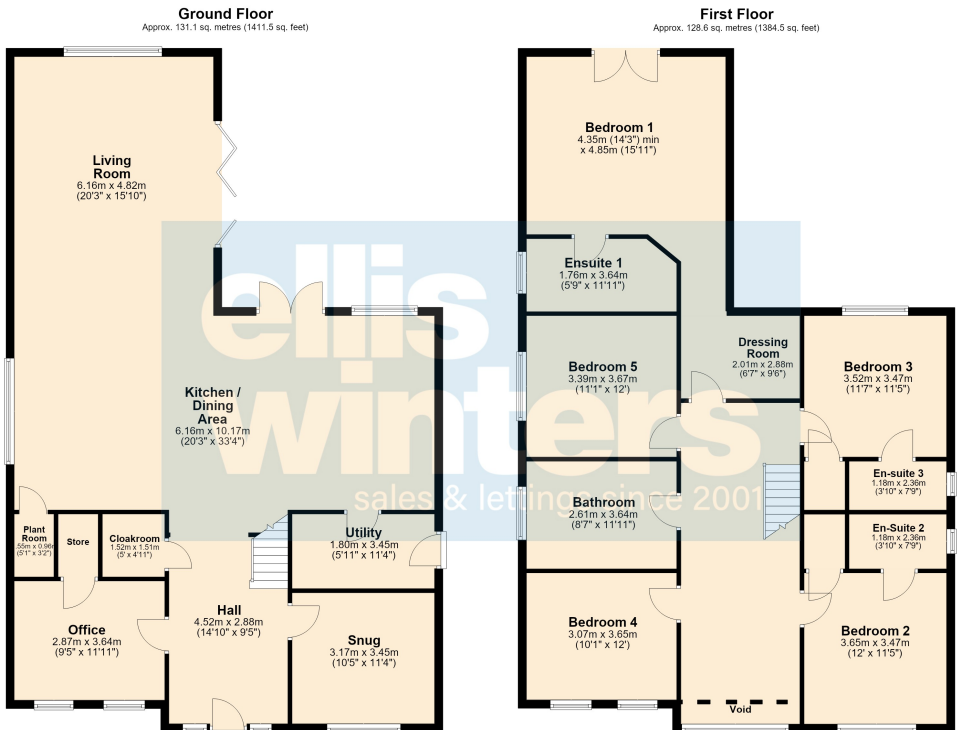
To arrange a viewing call us now on 01354 694900

This STRIKING DETACHED home boasts a distinctive contemporary façade, combining attractive timber cladding with a crisp rendered finish and an IMPRESSIVE FULL-HEIGHT feature window, creating a real sense of architectural flair. A particular highlight of the property is its exceptional ECO-FRIENDLY CREDENTIALS, achieving an impressive A+ EPC rating. Designed with energy efficiency and modern living in mind, this spacious and versatile property has a superb open-plan kitchen, dining and living area forming the heart of the home, complemented by two separate reception rooms, a useful utility room and cloakroom. Upstairs, the impressive principal bedroom benefits from a Juliet balcony and luxurious en-suite, while four further bedrooms provide excellent family or guest accommodation. Two additional en-suites and a well-appointed family bathroom complete the first floor. Outside, the property continues to impress with ample off-road parking and beautifully landscaped gardens, providing an attractive setting in which to relax and entertain. A truly individual home offering generous living accommodation alongside exceptional workspace.

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Total area: approx. 259.8 sq. metres (2796.0 sq. feet)

GROUND FLOOR

Kitchen / Dining Area

10.17m (33'4") x 6.16m (20'3") max.

The kitchen area is fitted with a modern range of wall and base units with Corian worktops and Quooker hot tap, eye level oven and separate combi microwave/oven, AEG induction hob with extractor over, integrated dishwasher and fridge, island with breakfast bar area, window to rear and door out to garden.

The dining area has window to side, air conditioning unit and is also open to the living area. All areas have under floor heating.

Utility

3.45m (11'4") x 1.80m (5'11")

Fitted with a modern range of wall and base units with Corian worktop, single sink and drainer with water softener, plumbing for washing machine and space for tumble drier and fridge/freezer, under floor heating, door out to garden.

Living Room

6.16m (20'3") x 4.82m (15'10")

Window to rear, under floor heating and bi-fold doors leading out to patio area.

Snug

3.45m (11'4") x 3.17m (10'5")

Window to front and under floor heating. Used as an additional office by our sellers.

Office

3.64m (11'11") x 2.87m (9'5")

Two windows to front, under floor heating, storage cupboard.

Cloakroom

1.55m (5'1") x 1.51m (4'11")

Fitted with a low level wc and hand wash basin. Fully tiled and with under floor heating.

FIRST FLOOR

Landing

Balcony to front with views down into the hallway and of the magnificent window.

Bedroom 1

4.85m (15'11") x 4.35m (14'3") min.

Double doors opening to a Juliet balcony, vaulted ceiling. Air conditioning unit.

Dressing Room

2.88m (9'6") x 2.01m (6'7")

Open plan to bedroom with space for wardrobes.

En-suite 1

3.64m (11'11") x 1.76m (5'9")

Fitted with a double shower cubicle, plus double sink vanity unit, heated mirror and low level wc. Fully tiled with inset shelving, under floor heating and window to side.

Bedroom 2

3.65m (12') x 3.47m (11'5")

Window to front, fitted wardrobe.

En-suite 2

2.36m (7'9") x 1.18m (3'10")

Fitted with a double shower cubicle, low level wc, heated mirror and hand wash basin set within vanity unit. Under floor heating and window to side.

Bedroom 3

3.52m (11'7") x 3.47m (11'5")

Window to rear, fitted wardrobe.

En-suite 3

2.36m (7'9") x 1.18m (3'10")

Fitted with a double shower cubicle, low level wc and hand wash basin set within vanity unit. Heated mirror. Under floor heating and window to side.

Bedroom 4

3.65m (12') x 3.07m (10'1")

Two windows to front.

Bedroom 5

3.67m (12') x 3.39m (11'1")

Window to side.

Bathroom

3.64m (11'11") x 2.61m (8'7")

Fitted with a feature bath, separate double shower cubicle, low level wc and double sink vanity unit, heated mirror. Fully tiled with inset shelving, under floor heating and window to side.

Garden

The garden has been professionally landscaped into a private, low maintenance luxury oasis. Double automated electronic gates open to vast parking areas and lead to the garage building. The rear garden is laid with luxury porcelain tiles with an extensive patio area perfect for al fresco dining or entertaining, there is a manicured lawn and a border or Japanese privet and ornamental pear trees which offer instant privacy and create a stunning backdrop.

Services

Mains electricity, water and drainage.

The property is powered by a commercial grade 13.67 kwp SolarEdge solar array paired with 27kwh of Tesla Powerwall 2 storage (dual batteries and backup gateway) and an ultra efficient 12kw Vaillant aroTHERM plus heat pump. Operating on optimized tariffs, this zero-gas ecosystem entirely neutralizes heating costs and actively generates around £2,000 p.a. in tax-free export income. Please note this figure is relevant to the sellers occupation of the property and may vary.

There is also climate controlled luxury with premium Daikin air conditioning units (6kw to the open plan living area and 3.5 kw to bedroom one) providing a carbon neutral summer cooling system powered by the solar system.

The property is serviced by a whole-house water softening system completely neutralizing the regions hard water and ultimately providing protection to the fittings within the property.

Freehold

Fenland District Council tax band F

Energy rating A

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