

£375,000

Anvil Close, Chatteris, Cambridgeshire PE16 6DP



To arrange a viewing call us now on 01354 694900

This STUNNING four bedroom DETACHED family home offers BEAUTIFULLY PRESENTED, spacious and versatile accommodation arranged over three floors, ready to move straight in and enjoy. The ground floor boasts a generously proportioned living room extending from the front to the rear of the property, together with a STYLISH MODERN kitchen/diner, also enjoying a front-to-back aspect, providing a wonderful space for family living and entertaining. A convenient ground floor cloakroom completes the accommodation. To the first floor are two excellent double bedrooms, both benefiting from fitted wardrobes and their own EN-SUITE FACILITIES, together with a family bathroom. The second floor offers two further double bedrooms, providing flexible accommodation for a growing family, guests or those working from home.

Outside, the property continues to impress with a driveway providing off-road parking and a single garage. To the rear is an attractive, low-maintenance garden featuring a patio area, established planted borders and artificial lawn, creating the perfect space for relaxing and outdoor entertaining.

A truly impressive family home offering generous accommodation, a high standard of presentation and the convenience of being ready to move straight into.

ellis winters 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA
Tel: 01354 694900 **Email**: info@elliswinters.co.uk **www**.elliswinters.co.uk

ellis winters
sales & lettings since 2001

The Property Ombudsman

ellis winters
sales & lettings since 2001

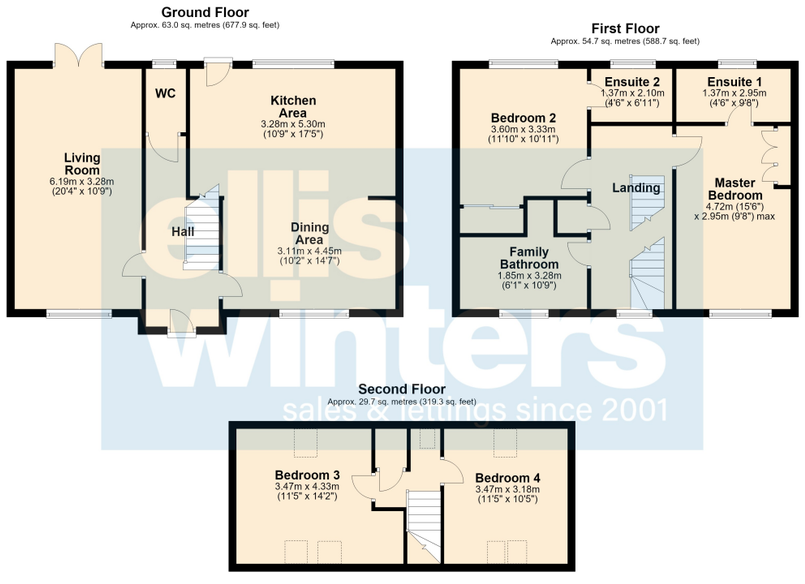
£375,000

Anvil Close, Chatteris, Cambridgeshire PE16 6DP







Total area: approx. 147.3 sq. metres (1585.9 sq. feet)

GROUND FLOOR

Hall
Stairs rising to first floor.

WC
1.64m (5'4") x 1.04m (3'5")
Fitted with a low level wc and hand wash basin. Window to rear.

Living Room
6.19m (20'4") x 3.28m (10'9")
Window to front, wooden flooring and double doors leading out to the rear garden.

Kitchen Area
5.30m (17'5") x 3.28m (10'9")
Fitted with a modern range of wall and base units housing ceramic sink and drainer, and having wooden worktops, integrated dishwasher and fridge/freezer, half larder cupboards, breakfast bar, wall mounted gas boiler (installed in 2022), window to rear, door out to garden.

Dining Area
4.45m (14'7") x 3.11m (10'2")
Window to front, open plan to kitchen area.

FIRST FLOOR

Bedroom 1
4.72m (15'6") x 2.95m (9'8") max.
Window to front, fitted wardrobes.

En-suite 1
2.95m (9'8") x 1.37m (4'6")
Fitted with a double shower cubicle, low level wc and hand wash basin set within vanity unit. Window to rear.

Bedroom 2
3.60m (11'10") x 3.33m (10'11")
Window to rear, fitted wardrobes.

En-suite 2
2.10m (6'11") x 1.37m (4'6")
Fitted with a double shower cubicle, low level wc and hand wash basin set within vanity unit. Window to rear.

Family Bathroom
3.28m (10'9") x 1.85m (6'1")
Fitted with a feature freestanding bath, single shower cubicle, low level wc and hand wash basin set within vanity unit. Window to front.

SECOND FLOOR

Bedroom 3
4.33m (14'2") x 3.47m (11'5")
Two Velux windows to front and one to rear.

Bedroom 4
3.47m (11'5") x 3.18m (10'5")
Two Velux windows to front and one to rear.

OUTSIDE

A long driveway to the side of the property provides ample off-road parking and leads to the single garage, which benefits from a traditional up-and-over door, power and lighting. The garage also offers the practicality of plumbing for a washing machine and space for a tumble dryer, whilst an electric vehicle charging point is conveniently positioned on the driveway.

To the rear is a beautifully manicured, south-west facing garden, thoughtfully landscaped to create an attractive yet low-maintenance outdoor space. Laid predominantly to a high-quality artificial lawn, the garden is complemented by deep, well-established planted borders which provide an abundance of colour and interest. An extensive patio area, finished with stylish porcelain tiles, enjoys a sunny aspect and provides the perfect setting for outdoor dining, entertaining or simply relaxing and enjoying the afternoon and evening sunshine.

FURTHER INFORMATION

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 £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.

ellis winters
sales & lettings since 2001