

Offers In Region Of

**£530,000**

Barley Close, Chatteris, Cambridgeshire PE16 6FZ



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

Ellis Winters of Chatteris are pleased to offer to the market this BEAUTIFULLY WELL-PRESENTED family home, which was built and completed under 2 years ago with over 8 years NHBC warranty remaining. This family home has had various upgrades to include landscaped gardens, covered veranda and large porches to the outside areas. Internally, upgrades include a butler sink, hot tap, 5-ring induction hob and under floor heating to both en-suites and family bathroom to name but a few. The property is comprised of entrance hall with a generous area to greet guests, a study, lounge and the kitchen/dining and snug area. To the side of the kitchen is the utility room and cloakroom. The first floor offers a galleried landing with access to a large master suite, 2 double bedrooms, 2 single bedrooms and a generous family bathroom. Bedrooms 2 and 3 benefit from a 'Jack and Jill' ensuite. To the front of the property there is a double garage with roller doors and parking.

Why not give us a call now to arrange a viewing!!

ellis winters 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA  
Tel: 01354 694900 Email: [info@elliswinters.co.uk](mailto:info@elliswinters.co.uk) [www.elliswinters.co.uk](http://www.elliswinters.co.uk)

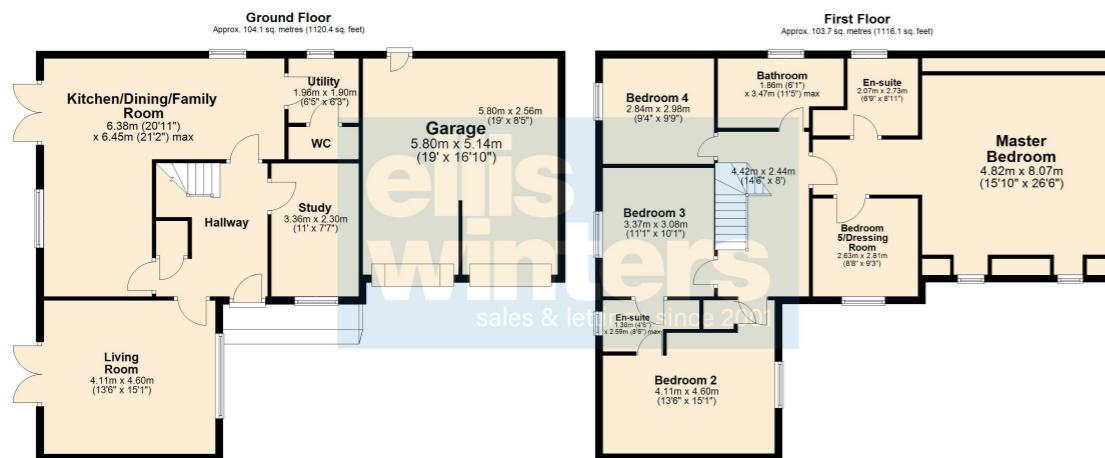
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Total area: approx. 207.8 sq. metres (2236.5 sq. feet)

## GROUND FLOOR

### Entrance Hall

Door to front with obscured window to front aspect, stairs to the first floor, understairs storage cupboard, radiator and doors to:

### Study

3.36m (11') x 2.30m (7'7")  
Double glazed window to front and radiator.

### Living Room

4.60m (15'1") x 4.11m (13'6")  
Double glazed window to side, double glazed French doors to garden and radiator.

### Kitchen/Dining Room and Snug Area

6.38m (20'11") x 2.00m (6'7")  
Double glazed window to rear, double glazed French doors to garden, two radiators, range of wall and base units with Granite worktops over, breakfast bar, butler sink with hot tap, tiled flooring in the kitchen area, built in dishwasher and fridge freezer, double electric oven and 5-ring induction hob. Door to:

### Utility

1.96m (6'5") x 1.90m (6'3")  
Part glazed door to rear, space for two appliances under granite worktop, radiator and mounted storage cupboard and door to:

### Cloakroom

Low level integrated WC, corner unit with granite worktop and countertop basin with unit beneath and radiator.

## FIRST FLOOR

### Central Galleried Landing

Built in storage cupboard, access to loft, double glazed window to front and doors to:

### Master Bedroom

8.07m (26'6") x 4.82m (15'10")  
Two double glazed windows to front, two radiators.

### En-suite

2.73m (8'11") x 2.07m (6'9")  
Double glazed obscured window to rear, low level W.C, countertop basin on granite worktop with storage unit under, panelled bath tiled flooring, shower cubicle and heated towel rail. Underfloor heating.

## Bedroom 5/Dressing Room/Nursery

2.81m (9'3") x 2.63m (8'8")  
Accessed via master bedroom with double glazed window to front and radiator.

### Bedroom 2

4.60m (15'1") x 4.11m (13'6")  
Double glazed window to side, radiator and door to "Jack & Jill en-suite"

### En-suite

2.59m (8'6") max. x 1.38m (4'6")  
Double glazed obscured window to side, low level W.C, countertop basin on granite worktop, shower cubicle, heated towel rail, tiled floor, underfloor heating, and door to:

### Bedroom 3

3.37m (11'1") x 3.08m (10'1")  
Double glazed window to side, radiator and door to landing.

### Bedroom 4

2.98m (9'9") x 2.84m (9'4")  
Double glazed window to side and radiator.

### Family Bathroom

3.47m (11'5") max. x 1.86m (6'1")  
Double glazed obscure window to rear, panelled bath, shower cubicle, low level W.C, counter basin on granite worktop with unit beneath, heated towel rail and tiled floor.

### Underfloor heating.

## OUTSIDE

### Front Elevation

Paved path around a central low maintenance landscaped area leading to front door with porch over and a blocked paved driveway, which leads to a double garage and access to gates to side and rear garden. Outside lights and electric socket.

### Double Garage

Two electric sectional doors, light, power and storage to two sides.

### Side Garden

A fully enclosed and low maintenance with mature trees and shrubs. Covered timber veranda to side of house, to give shade from this south-west facing garden on a paved

patio area. Two lawned areas separated by deep flower borders and modern arches. Water feature, outside tap and electric socket. Access gate to front.

### Rear Garden

Mostly paved with gravel to some areas perfect for storage shed, etc. Outside water tap and access gate to front.

### PLEASE NOTE

£175 annual maintenance fee for landscaping to the development.

### SERVICES

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

### Freehold

Energy rating B  
Fenland District Council tax band E

### 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 £49 plus 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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