

Pound Road, Chatteris, PE16 6RL

CHEFFINS

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Chatteris,
PE16 6RL

6 3 2

Guide Price £785,000

- High Specification Detached Family Home
- 6 Bedrooms (2 Ensuites)
- Stunning Open Plan Kitchen / Living / Dining Room
- Under Floor Heating Throughout Ground Floor
- Large Decking / Entertaining Area With Outdoor Kitchen
- Private Driveway Providing Generous Parking & Double Garage
- Freehold / Council Tax Band E / EPC Rating B



A rare opportunity to acquire this truly individual property, finished to a high specification, nestled in the popular town of Chatteris. Whilst settled in a secluded position, the property is conveniently located within walking distance for local shops and amenities.

This extensive 6 bedroom, detached house, covering approximately 3200 sq. ft offers spacious and comfortable accommodation spread across two floors. The ground floor offers under floor heating throughout and includes an entrance hall, stunning open-plan kitchen/dining/living room with vaulted ceilings and large bifold doors opening to the large entertaining area in the rear garden; cloakroom, utility, study and bedroom 1 benefitting with an ensuite.

To the first floor there are 4 bedrooms with bedroom 2 benefitting with an ensuite and a family bathroom; along with a further bedroom/games room and cloakroom accessed from the double garage.

The property is accessed by a private driveway and provides ample parking for several vehicles leading to a double garage. The rear offers a generous, mainly laid to lawn garden with large, raised decking entertaining area with an outside kitchen together with an additional stone laid entertaining area.

To fully appreciate this one of a kind property, an early viewing is highly recommended.









LOCATION

Chatteris is a North Cambridgeshire Town situated approximately 12 miles North-West of Ely and a similar distance North-East of Huntingdon and St. Ives with the University City of Cambridge situated approximately 20 miles to the South. The main A.10 road network at Ely provides access to Cambridge (approximately 15 miles) which in turn links with the A.14 and M.11 motorway to London and there is good access to the A1 at Peterborough and Huntingdon. Ely also has a mainline rail service which provides an electrified rail link to Cambridge and London (approximately 70 miles). Huntingdon rail station provides a fast service to London (under an hour) and the City of Peterborough is approximately 15 miles away. Chatteris has a range of amenities and facilities including schooling, shopping and sporting facilities with more comprehensive facilities and amenities situated at nearby centres previously mentioned.

ENTRANCE HALL
With door to front, stairs rising to first floor, under floor heating.

OPEN PLAN KITCHEN / LIVING / DINING ROOM
Kitchen is fitted with a range of Roco base and wall units, cupboards and drawers with work surfaces over, 1+1/2 bowl stainless steel sink with mixer tap, further stainless steel sink with boiling water tap and filtered water, integrated Fisher and Paykel dishwasher, Siemens combination microwave oven with a separate built-in Siemens warming drawer, Siemens integrated 5-ringed induction hob with Siemens ceiling mounted extractor fan over, integrated ice machine, integrated Siemens coffee machine, integrated fridge/freezer, integrated wine fridge, 2 pop-up sockets.

9ft bifold doors to rear providing access to the garden, additional French doors to side providing access to the garden, window to side, newly fitted wood burner, door to garage, under floor heating.

UTILITY
Fitted with a range of base units with work surfaces over, , full length storage cupboard, plumbing for washing machine, space for tumble dryer, stainless steel sink with mixer tap, window and door to rear providing access to the garden, under floor heating.

CLOAKROOM
Fitted with a two-piece suite comprising low level WC, wash hand basin, window to rear, extractor fan, under floor heating.

STUDY
With window to front, under floor heating.

BEDROOM 1
With window to rear, fitted wardrobes, under floor heating. Opening through to...

ENSUITE
Fitted with a five-piece suite comprising low level WC, his and hers sink, cornered jacuzzi bath with hand shower attachment, walk-in shower with rainfall shower head, window to front, under floor heating.

FIRST FLOOR GALLERY LANDING
Window to front, Velux window, storage cupboard housing the pressurised hot water tank.

BEDROOM 2
With window to front, radiator, walk-in wardrobe. Opening through to...

ENSUITE
Fitted with a four-piece suite comprising low level WC, wash hand basin, bath with shower over, shower cubicle with rainfall shower head, window to rear, radiator, extractor fan.

BEDROOM 3
With window to side, feature gallery style window to rear overlooking the open plan living area, door to generous eaves storage.

BEDROOM 4
With window to front, radiator.

BEDROOM 5
With window to rear, radiator.

BATHROOM
Fitted with a four-piece suite comprising low level WC, wash hand basin, panelled bath with handheld shower head, shower cubicle with rainfall shower, radiator.

DOUBLE GARAGE
With electric up and over door, window to front, sink with worktop space, door to open plan kitchen/living room, staircase leading to...

GAMES ROOM / BEDROOM 6
With two window to side, radiator.

CLOAKROOM
Fitted with a two-piece suite comprising low level WC, wash hand basin.

OUTSIDE
Accessed by private driveway, the front offers a ample parking for several cars, double garage and raised ramped porch access whilst the rear is mainly laid to lawn with mature trees and shrubs and offers a raised decking section with gazebo, timber framed kitchen/bar area with worktop space, sink and electrics, along with an additional stone laid area.

VIEWING ARRANGEMENTS
Strictly by appointment with the Agents.





































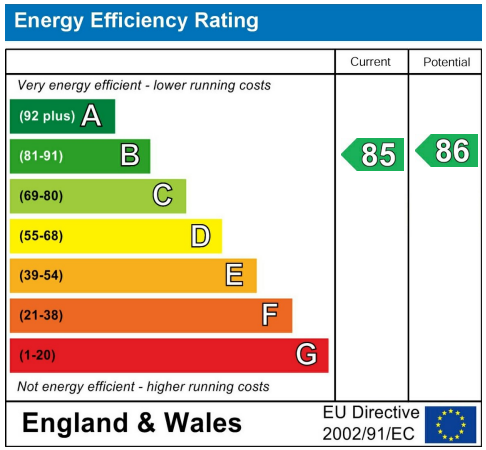
LONDON PRIDE
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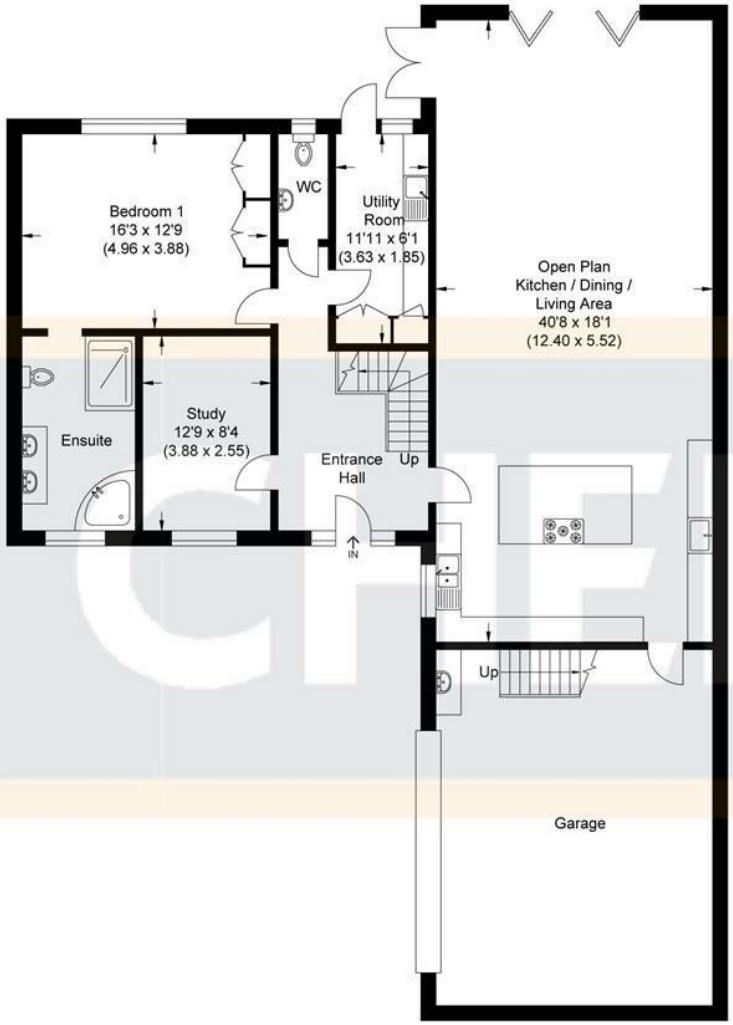
Guide Price £785,000
Tenure - Freehold
Council Tax Band - E
Local Authority - Fenland District Council

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Approximate Gross Internal Area
291.90 sq m / 3141.70 sq ft
(Includes Garage)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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