

£390,000

The Courtyard, West Park Street, Chatteris,  
Cambridgeshire PE16 6FF



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

This IMPRESSIVE four bedroom DETACHED family home offers generous and versatile living space, featuring separate living and dining rooms, a dedicated office, and a well appointed kitchen/breakfast room. The welcoming living room benefits from a cosy wood burner and leads through to a bright CONSERVATORY, perfect for year round enjoyment. Upstairs, the property provides four good sized bedrooms, including a principal bedroom with en suite, complemented by a modern family bathroom.

Outside, the home boasts a double garage, ample off road parking, and a fully enclosed garden, making it an ideal choice for families seeking comfort, space, and practicality.

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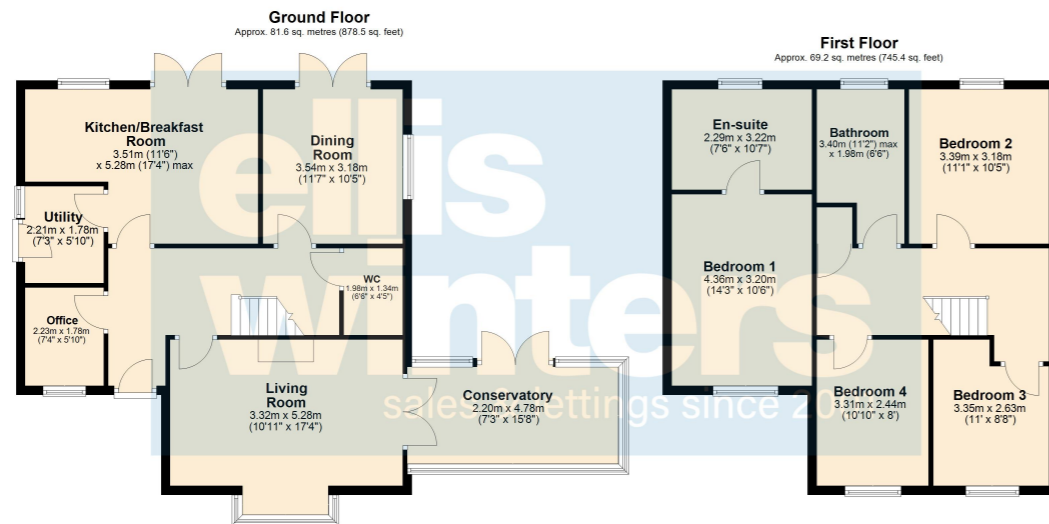
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## GROUND FLOOR

**Kitchen/Breakfast Room**  
5.28m (17'4") max. x 3.51m (11'6")  
Fitted with a matching range of wall and base units housing range style cooker, plumbing for dishwasher and space for fridge/freezer, breakfast bar, window to rear and double doors out to garden.

**Utility**  
2.21m (7'3") x 1.78m (5'10")  
Fitted with a matching range of wall and base units with plumbing for washing machine and space for tumble drier, wall mounted gas boiler, window to side and door out to garden.

**Living Room**  
5.28m (17'4") x 3.32m (10'11")  
Box bay window to front, fireplace housing wood burner.

**Conservatory**  
2.20m (7'3") x 4.78m (15'8")  
Upvc construction, feature tiled floor, double doors out to garden.

**Office**  
2.23m (7'4") x 1.78m (5'10")  
Window to front, used as a boot room by our sellers.

**Dining Room**  
3.54m (11'7") x 3.18m (10'5")  
Window to side and double doors out to garden.

**WC**  
1.98m (6'6") x 1.34m (4'5")  
Fitted with a low level wc and hand wash basin.

## FIRST FLOOR

**Bedroom 1**  
4.36m (14'3") x 3.20m (10'6")  
Window to front.

**En-suite**  
3.22m (10'7") x 2.29m (7'6")  
Fitted with a shower cubicle, low level wc and hand wash basin. There have been issues with the shower which has now been rectified, however there are some missing tiles from the wall. Window to rear.

**Bedroom 2**  
3.39m (11'1") x 3.18m (10'5")  
Window to rear.

**Bedroom 3**  
3.35m (11') x 2.63m (8'8")  
Window to front.

**Bedroom 4**  
3.31m (10'10") x 2.44m (8')  
Window to front.

**Bathroom**  
3.40m (11'2") max. x 1.98m (6'6")  
Fitted with a three piece suite comprising panelled bath which has mixer tap shower, low level wc and hand wash basin. Please note the bath has been cracked and repaired. It is water tight. Window to rear.

## OUTSIDE

The front garden is block paved and leads to the double garage which has electric roller doors, power and light. To the rear, the garden is laid to lawn with patio area.

## 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.

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