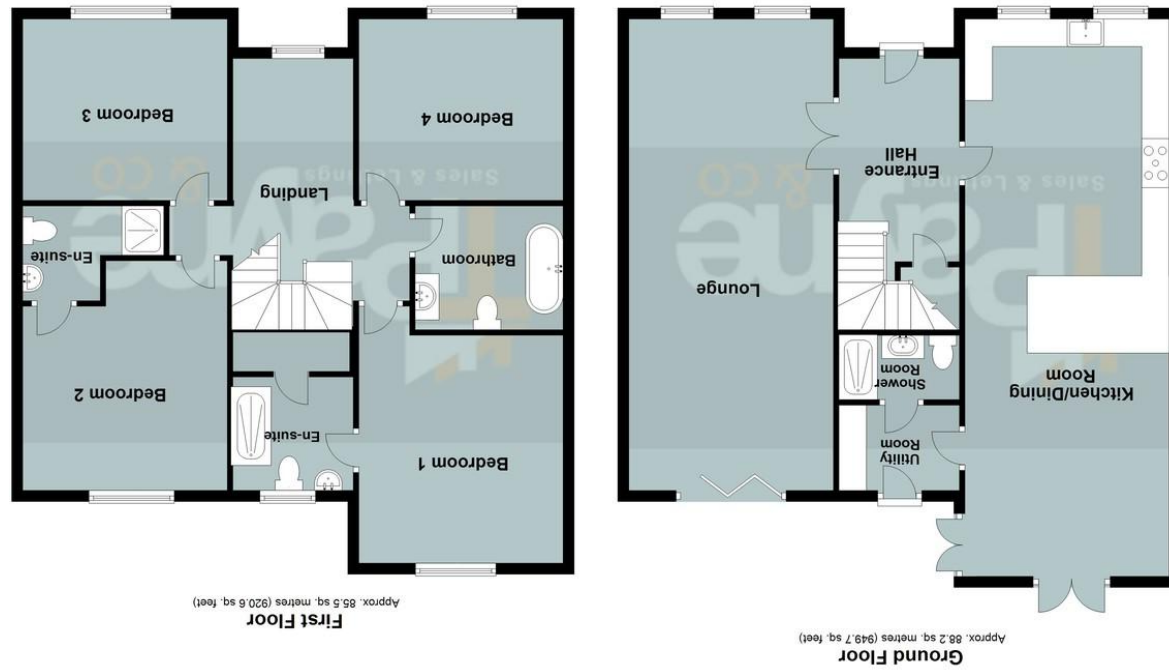


Total area: approx. 173.8 sq. metres (1870.2 sq. feet)  
 Plans are for representational purposes only  
 Plan produced using PlanItP



Ground floor

First floor

**TPayne & Co**  
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**TPayne & Co**  
 SALES & LETTINGS

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**Doddington Road, Chatteris, Cambs, PE16 6UA**

Beautifully Presented - Detached House - 4 Double Bedrooms - Lounge & Kitchen/Dining Room - Family Bathroom, 2 En-suites & Ground Floor Shower Room - Enclosed Rear Garden - Large Driveway With Ample Parking - No Upward Chain - Call To View - (01354) 696700

**£500,000**





**Ground Floor**

**Entrance Hall**

Double glazed entrance door, under-stairs storage cupboard, tiled flooring, under floor heating, stairs to first floor, door to Kitchen/dining room and double doors to lounge.

**Kitchen/Dining Room**

10.10m (33'2") x 3.71m (12'2")  
Fitted with a matching range of base and eye level units with worktop space over, china Belfast sink with tiled splashbacks, integrated dishwasher, space for fridge/freezer, electric oven, five ring gas hob with extractor hood over, two double glazed windows to front, tiled flooring, under floor heating, ceiling spotlights, double glazed double doors to enclosed rear garden, double glazed double doors to side.

**Lounge** 8.68m (28'6") x 3.72m (12'2")

Two double glazed windows to front, double glazed tri-fold doors to rear garden.

**Utility Room**

**2.19m (7'2") x 1.40m (4'7")**

Fitted with a matching range of eye level units with worktop space, plumbing for washing machine, space for tumble dryer, tiled flooring, under floor heating, double glazed stable door to garden and door to:

**Shower Room**

Fitted with three piece suite comprising tiled shower enclosure, wash hand basin with storage under and low-level WC, tiled flooring, under floor heating and extractor fan.

**First Floor**

**Landing**

Double glazed window to front and stairs to ground floor.

**Bedroom 1** 4.66m (15'3") x 3.65m (12')

Double glazed window to rear, single radiator, door to:

**En-suite**

Fitted with three piece suite

comprising pedestal wash hand basin, tiled shower enclosure and low-level WC, extractor fan, double glazed window to rear, heated towel rail, tiled flooring and door to the walk in storage cupboard with hanging space.

**Bedroom 2** 4.21m (13'10") max x 3.69m (12'1")

Double glazed window to rear, single radiator, door to:

**En-suite**

Fitted with three piece suite comprising pedestal wash hand basin, tiled shower enclosure and low-level WC, extractor fan, heated towel rail and tiled flooring.

**Bedroom 3** 3.68m (12'1") x 3.10m (10'2")

Double glazed window to front, single radiator, door to:

**Bedroom 4** 3.68m (12'1") x 3.10m (10'2")

Double glazed window to front, single radiator, door to:

**Bathroom**

Fitted with three piece suite comprising slipper bath, wash hand basin with storage under, low level WC, extractor fan, heated towel rail and tiled flooring.

**Outside**

A large driveway to the front of the property for several cars leads to the front entrance door. The enclosed rear garden is mainly laid to lawn with patio area, gravelled area to the side with timber shed.

EPC Rating: Rating B



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