



## James Gage Close, Chatteris, Cambs, PE16 6HF

Detached House - 4 Bedrooms - Kitchen/Diner & Utility - Spacious Lounge - Ground Floor WC, First Floor Bathroom & En Suite - Enclosed Wrap Around Garden With Workshop - Driveway(s) & Garage - Call To View (01354) 696700

**£375,000**



## Ground Floor

### Entrance Hall

Double glazed entrance door, storage cupboard, stairs to first floor and sliding door to:

### Kitchen/Diner 5.48m (18') x 3.84m (12'7")

Fitted with a matching range of base and eye level units with worktop space over and matching island unit, gas cooker with extractor hood over, 1+1/2 bowl sink with tiled splashbacks, integrated fridge and dishwasher, radiator, ceiling spotlights, two double glazed windows to rear and door to:

### Utility 3.07m (10'1") x 2.45m (8')

Fitted with a matching range of base units, 1+1/2 bowl sink with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, heated towel rail, tiled flooring and double-glazed window to rear.

### Lounge 6.45m (21'2") x 3.95m (13')

Double glazed double doors to rear, double glazed bay window to front, double glazed window to side, two radiators and electric fireplace.

## WC

Fitted with two-piece suite comprising, vanity wash hand basin with tiled splashbacks and low-level WC, radiator, tiled flooring and double-glazed window to side.

## First Floor

### Landing

Double glazed window to front, boiler cupboard, storage cupboard and door to:

### Bedroom 1

3.41m (11'2") x 4.42m (14'5") max Double glazed window to rear, fitted wardrobe and drawers, radiator and door to:

### En-suite

Fitted three piece suite comprising shower cubicle, vanity wash hand basin, and low level WC and double glazed window to side.

### Bedroom 2

4.43m (14'5") x 3.48m (11'5") max Double glazed window to rear and radiator.

### Bedroom 3

4.43m (14'6") x 2.44m (8') Double glazed window to rear and radiator.

### Bedroom 4

2.87m (9'5") x 2.45m (8') Double glazed window to side and radiator.

## Bathroom

Fitted three-piece suite comprising bath with power shower over, pedestal wash hand basin, low level WC, radiator and double glazed window to side.

## Outside

The property has a driveway to the front and both sides and a single garage with up and over door, power and light. There is gate access into the enclosed side/rear garden which comprises of artificial grass, a gravel area, a covered decking area and a workshop which also has power and light and its own fuse board.

EPC Rating - D



Call to arrange a viewing **01354 696700** **T Payne & Co**  
SALES & LETTINGS

Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.