



01354 696700 info@tpayneandco.co.uk



Ground floor

First floor

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6 High Street, Chatteris PE16 6BE

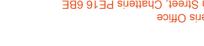
www.tpayneandco.co.uk

The Boathouse, Harbour Square, Wisbech PE13 3BH





Chatteris Office





TPayne & Co





Ground Floor (1991, ps 9.5121) setter (1212, 9 sq. feet)

(1991, 73.0 sq. metres (785.7 sq. feet) First Floor



Plans are for representational purposes only Plans are for representational purposes only (feet) area: approx. 185.7 sq. metres (1998.7 sq. feet)

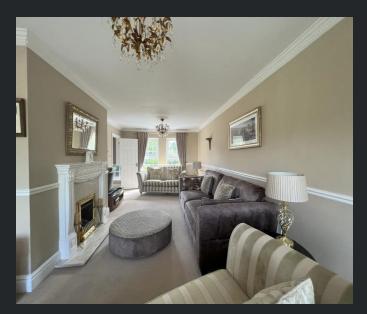


are advised to recheck the measurements. sug tor general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes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

Doddington Road, Wimblington, March, PE15 0RA

Sought After Village Location With Countryside Views - Chalet Style Detached Family Home Which Sits on a Large Plot - 4 Bedrooms - 5 Reception Rooms - Kitchen & Utility - Ensuite To Mater, Family Bathroom & Ground Floor WC - Beautifully Landscaped Front & Rear Gardens - Generous Driveway - Viewings Highly Recommended - No Upward Chain - Call To View - (01354) 696700

Offers In Excess Of £514,500





Ground Floor

Entrance Hall Built in under stairs storage cupboard and single radiator.

Lounge 7.92m (25'9") x 2.00m (6'5") Two double glazed windows to front, fireplace with surround, two single radiators and double-glazed double doors leading to the rear of the property.

Kitchen/Breakfast Room max 5.40m (17'7") x 3.61m (11'8")

Fitted with a matching range of base and eye level units with worktop space over, composite sink, built-in integrated fridge/freezer and dishwasher, built-in double oven, built-in hob, double glazed window to rear and tiled flooring. Utility 3.05m (10') x 1.95m (6'3")

Fitted with a matching base and eye level units with worktop space over, stainless steel sink with tiled splashbacks, plumbing for washing machine, space for tumble dryer and double glazed window to rear. Dining Room 3.92m (12'8") x 2.00m (6'5") Double glazed Bay window to rear, tiled flooring and single radiator.

Reception Room 4.70m (15'4") x 3.05m (10') Double glazed window to side.

Study 3.61m (11'8") x 2.38m (7'10") Two double glazed windows to front and single radiator.



WC Fitted

Fitted with two-piece suite comprising of vanity wash hand basin and low-level WC, single radiator and bespoke flooring.

First Floor

Landing Two double glazed windows to the front. Dressing Room 1.87m (6'1") x 1.87m (6'1") Built in shelves and storage.

single radiator.

Master Bedroom

(11'6")

3.58m (11'7") x 3.55m

Double glazed window

storage cupboards, built

to front, two built in

in double wardrobes

with sliding doors and





En-suite Fitted with three-piece suite comprising vanity wash hand basin with storage under, double shower and low-level WC, tiled splashbacks, double glazed window to rear and tiled flooring. Bedroom 3 2.84m (9'3") x 2.41m (7'9") Double glazed window to front, two built in storage cupboard and single radiator.



Bathroom Fitted with three-piece suite comprising panelled bath, vanity wash hand basin with tiled surround and lowlevel WC, double glazed window to rear, heated towel rail and tiled flooring. Outside This property offers a large gravel driveway for multiple cars, a brick wall surrounding the front fitted with iron railings, the front garden comprises of mature shrubs, lawn, and plant borders.



variety of mature plants/shrubs to various parts of the garden. A pathway to the side provides access to a kennel area which is situated to the rear of the garden.

Bedroom 2 4.72m (15'4") x 3.04m (9'9") Double glazed window to rear, two built in storage cupboards and two single radiators. Bedroom 4 2.99m (9'8") x 1.87m (6'1") Double glazed window to rear, two built in storage cupboards and single radiator.

There is a side gate allowing access to an enclosed rear garden, which consists of patio area, decked area, and lawn. There is also a bespoke built pergola with a built-in outdoor log burner. There is a **EPC-** Rating D



