



Ground floor

First floor

**T Payne & Co**  
SALES & LETTINGS

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**West Street, Chatteris, , PE16 6HA**

Well Presented - Detached House - 4 Bedrooms & Study - Kitchen/Breakfast Room & Utility - Lounge & Dining Room - Ensuite To Master, Family Bathroom & Ground Floor WC - Enclosed Rear Garden - Single Garage - Call To View (01354) 696700

**£395,000**



**Ground Floor**

**Porch**  
Single radiator, door to:

**Entrance Hall**  
Built in under stairs storage cupboard, radiator, double glazed double doors leading to the rear and stairs to the first floor.

**Lounge**  
5.49m (18') x 3.78m (12'4")  
Double glazed window to rear, double glazed window to front, log burner with surround and radiator.

**Dining Room**  
5.49m (18') x 3.83m (12'5")  
Double glazed window to front, electric fire with surround and two radiators.

**Kitchen/Breakfast Room**  
5.71m (18'7") x 3.50m (11'4")  
Fitted with a matching range of base and eye level units with worktop space over, matching island, built in larder, stainless steel sink, integrated fridge/freezer and dishwasher, built-in oven, built-in induction hob, built-in microwave, double glazed window to side, radiator and tiled flooring.

**Utility**  
2.42m (7'9") x 1.74m (5'7")  
Fitted with base and eye level units with worktop space over, stainless steel sink, plumbing for washing machine, space for fridge, double glazed window to rear, radiator and tiled flooring.

**WC**  
Fitted with two piece suite comprising, wash hand basin and low-level WC, single radiator and tiled flooring.

**First Floor**

**Landing**  
Double glazed window to rear, built in storage cupboard and radiator.

**Bedroom 1**  
3.51m (11'5") x 5.72m (18'7") max  
Double glazed window to rear, double glazed window to side, built in wardrobes with sliding doors and radiator.

**En-suite Shower Room**  
Fitted with three piece suite comprising shower cubicle, wash hand basin and low-level WC, part tiled walls, tiled floor and skylight.

**Bedroom 2**  
3.84m (12'5") x 3.24m (10'6")  
Double glazed window to front and radiator.



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**Bedroom 3**  
3.80m (12'4") x 3.25m (10'6")  
Double glazed window to front and radiator.

**Bedroom 4**  
3.80m (12'4") x 2.09m (6'8")  
Double glazed window to rear and radiator.

**Study**  
2.85m (9'3") x 1.47m (4'8")  
Double glazed window to front and radiator.

**Bathroom**  
Fitted with three piece suite comprising panelled bath, wash hand basin and low-level WC, part tiled walls, radiator and tiled flooring.

**Outside**  
This property offers a front garden comprising of planted shrubs, with a brick built wall surrounding, there are also steps leading up to the front door.

**EPC- TBC**

Parking is located to the rear of the property along with a single garage. There is also rear access to an enclosed rear garden comprising of a patio area, lawn and a planted shrub area, there is also an external door allowing access to the garage.



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