



Ground floor

First floor

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Huntingdon Road, Chatteris, Cambridgeshire, PE16 6EA

Situated on a Private Road & Tucked Away - Substantial Detached House - Gated Driveway - Abundant Living Space
- Set on 3 Floors - 7 Bedrooms - Kitchen & 3 Reception Rooms - 3 Bathrooms, En-Suite To Master and Ground Floor
WC - Utility Room - Enclosed Gardens - Viewing Essential! - Call To View - (01354) 696700

£725,000



Ground Floor

Porch
Double glazed entrance door, two double glazed windows to front, marble flooring with underfloor heating, double doors to the spacious Entrance Hall.

Entrance Hall
Double door cupboard with hanging space, marble flooring, underfloor heating, stairs to first floor, doors to:

Kitchen/Breakfast Room
6.13m (20'1") x 5.56m (18'3")
Fitted with a matching range of base and eye level units with worktop space over with tiled splashbacks, underlighting, matching island unit with storage and wine rack under plus built-in six ring gas hob with extractor over and stainless steel circular sink. Space for large fridge/freezer, plate rack, stainless steel sink with water softener, built-in dishwasher, two built-in electric fan assisted ovens, walk-in pantry cupboard, double glazed box window to front, tiled flooring with underfloor heating, ceiling spotlights and double glazed door to side.

Dining Room
3.70m (12'2") x 2.63m (8'8") max
Double glazed box window to front, wooden flooring and underfloor heating.

Lounge Area
9.25m (30'4") x 6.13m (20'1")
Double glazed windows to side and rear overlooking the garden and double doors to patio area, open fire fireplace, wooden flooring with underfloor heating, ceiling spotlights, double doors to family room and entrance hall.

Family Room
5.10m (16'9") max x 5.07m (16'7")
Double glazed window to side, wooden flooring with underfloor heating, vaulted ceilings, double glazed double doors to garden, double doors to Lounge Area.

Utility Room
3.05m (10') x 1.87m (6'2")
Fitted with a matching range of base and eye level units with worktop space over, Belfast sink with stainless steel

splashbacks, plumbing for washing machine, space for tumble dryer, tiled flooring with underfloor heating, double glazed window to side and double glazed door to front.

WC
Double glazed window to side, fitted with two piece suite comprising, wash hand basin with part tiled walls, tiled flooring with underfloor heating and low-level WC.

First Floor

Landing
Double glazed window to side with full height double glazed arched window to side aspect, laminate flooring, double radiator and doors to:

Master Bedroom
6.14m (20'2") x 4.08m (13'5")
Double glazed box window to front, double glazed window to rear, single radiator and double radiator, laminate flooring and door to:

En-suite
With fitted with four piece suite comprising panelled bath with separate shower over, pedestal wash hand basin, bidet and low-level WC, extractor fan, double glazed window to front, single radiator, tiled flooring and part tiled walls.

Bedroom 2
3.69m (12'1") x 3.02m (9'11")
Double glazed window to rear, single radiator and laminate flooring.

Bedroom 3
3.69m (12'1") x 2.98m (9'9")
Double glazed window to rear, single radiator and laminate flooring.

Bedroom 4
3.86m (12'8") x 2.76m (9'1")
Double glazed window to front, single radiator and laminate flooring.

Bedroom 5 3.85m (12'8") x 2.59m (8'6")
Double glazed window to front, single radiator and laminate flooring.

Bathroom
Fitted with four piece suite comprising panelled bath with separate shower over and glass screen, pedestal wash hand basin, bidet and low-level WC, fully tiled walls, extractor fan, double glazed window to side, tiled flooring and single radiator.

Shower Room
Fitted with three piece suite comprising walk-in shower enclosure, wash hand basin with fully tiled walls, double glazed window to side, heated towel rail and tiled flooring.

Second Floor

Landing
Laminate flooring and doors to:

Bedroom 6
4.92m (16'2") x 4.25m (13'11")
Sloping ceilings with two skylights, single radiator and laminate flooring.

Bedroom 7
5.89m (19'4") x 4.26m (14')
Sloping ceilings with two skylights, single radiator and laminate flooring

Bathroom
Fitted with four piece suite comprising freestanding roll top bath, pedestal wash hand basin and low-level WC, skylight, single radiator and sloping ceiling.



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Outside
Sitting on 1/3 acre plot, this substantial family home is tucked away, but close to the town centre with a private gated driveway leading to the house and double garage which has a side door, 3 phase electric and lighting. A side gate gives access to an enclosed rear garden which is mainly laid to lawn with borders planted with mature trees and shrubs. Block weave patio areas to the rear and side, ideal for outdoor entertaining with two African huts, one covering a seated area and the other covering the Jacuzzi (included).

EPC Rating:- C



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