

Total area: approx. 130.5 sq. metres (1404.3 sq. feet)  
 Plans are for representational purposes only.  
 Plan produced using PlanUp.



Ground floor

First floor

**T Payne & Co**  
 SALES & LETTINGS

Chatters Office  
 6 High Street, Chatteris PE16 6BE  
 Wisbech Office  
 The Boatouse, Harbour Square, Wisbech PE13 3BH  
 01354 696700 info@tpayneandco.co.uk  
 www:tpayneandco.co.uk

**T Payne & Co**  
 SALES & LETTINGS

01354 696700 info@tpayneandco.co.uk



**Wesley Drive, Chatteris, Cambs, PE16 6DQ**

Well Presented - Detached House Positioned On a Corner Plot - 4 Bedrooms - Kitchen & Dining Room - Lounge, Sun Room & Study - Bathroom & Ground Floor WC - Enclosed Rear Garden - Driveway - Garage - Call To View (01354) 696700

**£350,000**



**Ground Floor**

Entrance Hall  
Radiator, laminate flooring and stairs leading to the first floor.

Kitchen 4.39m (14'4") x 3.18m (10'4")

Fitted with matching base and eye level units with worktop over, composite sink, integrated dishwasher, plumbing for washing machine, space for fridge/freezer and tumble dryer, built-in oven, built-in gas hob, double glazed window to front, radiator and vinyl flooring.

Lounge  
5.60m (18'3") max x 3.13m (10'2") max  
Double glazed Sliding door leading to the rear of the property with door to the garage.

Sun Room  
Radiator and sliding patio doors leading to the garden.

Dining Room  
3.35m (10'9")x 2.57m (8'4")  
Double glazed window to rear and radiator.

Study 2.08m (6'8") x 2.33m (7'6")  
Double glazed window to front, radiator.

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

**First Floor**

Landing  
Built in storage cupboard.

Bedroom 1  
3.59m (11'7") x 3.71m (12'1")  
Double glazed window to front, double glazed window to side, radiator and shower cubicle.

Bedroom 2  
3.59m (11'7") x 2.65m (8'6")  
Double glazed window to rear and radiator.

Bedroom 3  
3.02m (9'9") x 2.44m (8')  
Double glazed window to rear and radiator.

Bedroom 4  
2.90m (9'5") max x 2.44m (8')  
Double glazed window to front and radiator.



**TPayne & Co**  
SALES & LETTINGS



Bathroom  
Fitted with three piece suite comprising panelled bath with shower head over, wash hand basin and low-level WC, tiled splashbacks, double glazed window to side, heated towel rail and tiled flooring.

Garage  
Electric roller door and connected with power and lighting. The garage also houses the battery for 12 No PV panels located on the roof.

Outside  
The property offers a driveway to the front allowing parking for 2 vehicles.

There is a small front garden area which is laid to lawn with planted shrubs. A side gate allows access to an enclosed southernly facing rear garden which is separated in to many areas, lawn, patio and gravelled areas, mature planted shrub and plant borders, there are also timber built raised beds, archways

and pond.

EPC- TBC



**TPayne & Co**  
SALES & LETTINGS