

Total area: approx. 273.2 sq. metres (2940.3 sq. ft)



Ground floor

First floor

TPayne & Co
SALES & LETTINGS

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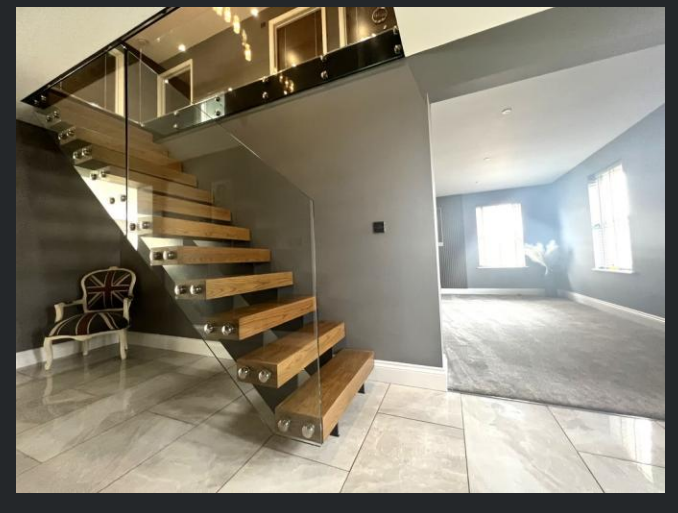
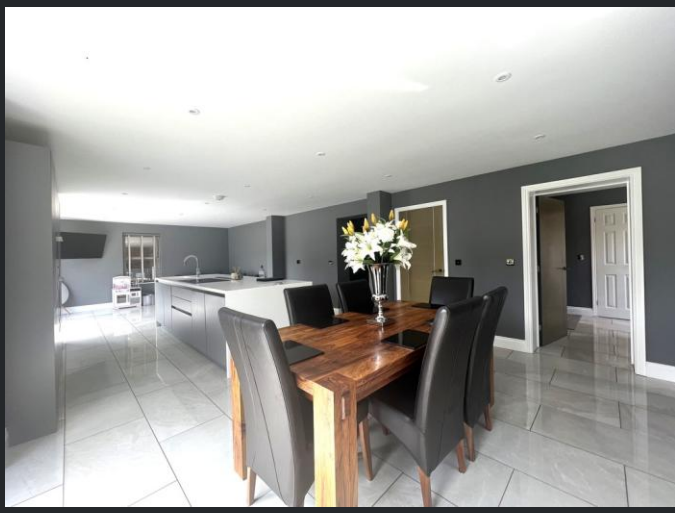
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George Way, Chatteris, Cambs, PE16 6TB

Stunning & Spacious Detached Family Home - Presented & Fitted In A Contemporary Style - 5 Bedrooms - Master Suite With Walk In Wardrobe - En Suites to Bedrooms 1 & 2 - Beautiful Modern Fitted 10.00m (32'10") Kitchen/ Dining Room/ Family Room - 2 Reception Rooms - Utility Room & WC - Enclosed Rear Garden With Heated Swimming Pool & Outdoor Entertainment Area, Double Garage & Driveway - No Upward Chain, Call To View (01354)

£695,000



Ground Floor

Entrance Hall

Entrance door and double glazed windows to front, stunning contemporary glass and steel staircase with open wooden trends, leading to first floor landing, tiled flooring, under floor heating, spotlights, open plan to lounge and doors to:

WC

Wash hand basin with mixer tap and cupboard under, low-level WC, tiled flooring, under floor heating, recesses shelving and spotlights.

Lounge

5.83m (19'2") x 4.64m (15'25")

Double glazed sash windows to front and side, under floor heating, spotlights and open plan to entrance hall.

Study/ Playroom

4.07m (13'4") x 2.22m (7'3")

Double glazed sash windows to front and side, under floor heating and spotlights.

Open Plan Kitchen/Dining/ Family Room

10.00m (32'10") x 4.64m (15'3")

Double glazed sash windows to side, two sets of double glazed bi folding doors to garden. Fitted with a matching bank of fitted cupboards, integrated full height fridge and integrated full height freezer, Quooker hot tap, fitted oven with slide and glide door and microwave above. Matching island with cupboards, pan drawers and integrated dishwasher beneath, 'Hanex – Pure Artic' solid worksurface wrapping to either side of the island with inset Corian single

bowl sink with mixer tap.

Tiled flooring, under floor heating, spotlights and door to:

Utility Room

2.77m (9'1") x 2.56m (8'5")

Double glazed sash window to side, double glazed door to side, fitted with base units, worktop, with matching upstand, larder cupboard, stainless steel sink with mixer tap, space for washing machine and tumble dryer, tiled flooring, under floor heating with spotlights and fitted double door cupboard housing boiler.

First Floor

Landing

Central landing with stunning contemporary glass and steel staircase with open wooden trends rising from the ground floor, door to:

Bedroom 1

4.61m (15'1") x 4.15m (13'7") max

Double glazed bi folding doors to rear with glass Juliette balcony, walk in his and hers wardrobe, radiator, spotlights and doorway to:

En-suite

Double glazed window to side, fitted with walk in double shower with glass screen and tiled surround, wash hand basin with mixer tap and drawers beneath, low-level WC, heated towel rail, tiled flooring and spotlights.

Bedroom 2

4.30m (14'10") x 3.24m (10'8")

Double glazed sash window to front, fitted single wardrobe, radiator,



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coving to ceiling and door to:

En-suite

Double glazed sash window to front, fitted with corner shower cubicle, pedestal wash hand basin with mixer tap, and low-level WC, heated towel rail, tiled flooring and spotlights.

Bedroom 3

4.64m (15'3") max x 3.27m (10'9") max

Double glazed sash window to rear, fitted double wardrobe, radiator and spotlights.

Bedroom 4

3.37m (11') max x 3.26m (10'8")

Double glazed sash window to front, fitted double wardrobe, radiator and spotlights.

Bedroom 5

3.56m (11'8") x 2.33m (7'8")

Double glazed sash window to rear, radiator and spotlights.

Bathroom

Double glazed sash window to side, fitted with bath with mixer tap and tiled surround, wash hand basin with mixer tap and drawers beneath, double shower and low-level WC, heated towel rail, tiled flooring and spotlights.

Outside

Open plan garden to front, mainly laid to lawn with pathway to the entrance door and leading to the sides of the property. Driveway to the side of the property provides ample parking for several vehicles and leads to the detached double garage with electric up and over door, door to low-level WC and wash hand basin. Stairs lead to the first floor with office/ storage space. The rear garden is fully enclosed with expansive paved patio, ample lawn space, heated sunken swimming pool, large outdoor entertainment

area which is connected with power and lighting, side gated access to both sides, exterior lighting and cold water taps.

EPC RATING - B



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