

Total area: approx. 228.6 sq. metres (2460.9 sq. feet)
 Plans are for informational purposes only.
 Plans are produced using Planity.



Ground floor

First floor

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George Way, Chatteris, Cambs, PE16 6TB

Beautifully Presented Spacious Family Home - Detached House - 4 Double Bedrooms - Two Ensuite's, Family Bathroom & Ground Floor WC - Kitchen/Diner/Family Room - Lounge & Play Room/Study - Enclosed Rear Garden - Double Garage With First Floor - Driveway - Call To View - (01354) 696700

£625,000



Entrance Hall

Window to front, built in under stairs storage cupboard, limestone flooring with underfloor heating and stairs leading to the first floor.

Lounge

5.75m (18'8") x 3.94m (12'9")
Two windows to side and front, log burner with brick built chimney breast and fitted carpet with underfloor heating.

Playroom/Study

4.94m (16'2") x 4.35m (14'2")
Window to front and wooden flooring with underfloor heating.

Kitchen/Diner/Family Room

11.09m (36'3") x 5.75m (18'8") Max
Fitted with a matching base and eye level units with granite worktop space over, matching island unit, composite sink, integrated fridge, freezer and dishwasher, two built-in ovens, built-in induction hob, limestone under floor heating, French patio doors and bi-fold doors leading to the garden.

Utility

4.64m (15'2") x 1.93m (6'3")
Fitted with base level units, stainless steel sink with tiled splashbacks, plumbing for washing machine, space for tumble dryer limestone under floor heating.

WC

Fitted with two piece suite comprising, wash hand basin and low-level WC, tiled splashbacks, limestone under floor heating and window to front,

First Floor

Landing
Window to front, radiator and fitted carpet.

Master Bedroom
5.06m (16'6") x 4.38m (14'3")
Window to rear, radiator and fitted carpet.

En-suite
Fitted with three piece suite comprising wash hand basin, shower cubicle and low-level WC, tiled surround, window to rear, radiator and tiled flooring.

Bedroom 2

4.36m (14'3") x 3.94m (12'9")
Window to front, radiator, door to walk in wardrobe.

En-suite
Fitted with three piece suite comprising wash hand basin, shower cubicle and low-level WC, tiled surround, radiator and tiled flooring.



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Bedroom 3
3.94m (12'9") x 3.57m (11'7")
Window to front, radiator and fitted carpet.

Bedroom 4
3.97m (13') x 3.45m (11'3")
Window to rear, radiator and fitted carpet.

Bathroom
Fitted with four piece suite comprising panelled bath, wash hand basin, shower cubicle and low-level WC, tiled surround, tiled flooring and radiator.

Outside
The property offers a driveway to the front and side of the property provides ample parking for several vehicles and leads to the detached double garage with electric up and over door, and stairs leading to first floor which is connected with power and lighting offering office/storage space.

The rear garden is fully enclosed with paved patio, ample lawn space, side gated access to the side, exterior lighting and cold-water taps.
There is also 21 solar panels on the roof with a battery.

Planning permission has also been granted for a loft conversion, attic trusses are in place for two large bedrooms, both with walk in wardrobes and en-suites.

EPC- TBC



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