



Fillenham Way, Chatteris, Cambs, PE16 6FW

Built in 2023 - Beautifully Presented - Detached House - 3 Double Bedrooms - Kitchen/Dining Room & Utility - Lounge - En-Suite to Master, Family Bathroom & Ground Floor WC - Enclosed Rear Garden - Driveway - Call To View - (01354) 696700

£325,000



Ground Floor

Entrance Hall

Window to side, built in under stairs storage cupboard, radiator, LVT flooring and stairs leading to the first floor.

Lounge

3.91m (12'8") x 3.54m (11'6")
Window to front, built in media wall fitted with electric fireplace, space for television and fitted with spotlights, two built in storage cupboards, radiator and fitted carpet.

Kitchen/Dining Room

5.50m (18") x 2.83m (9'2")
Fitted with a matching base and eye level units with quartz worktop, stainless steel sink, integrated fridge/freezer and dishwasher, built-in double oven, built-in induction hob with extractor hood over, double glazed window to rear, radiator, LVT flooring and double doors leading to the rear of the garden.

Utility

1.83m (6") x 1.74m (5'7")
Base level units with worktop space, plumbing for washing machine, potential space for tumble dryer, window to side,

radiator and LVT flooring.

WC

Fitted with two piece suite comprising, vanity wash hand basin and low-level WC, part tiled walls, radiator and LVT flooring.

First Floor

Landing

Two large built in storage cupboard, window to side and fitted carpets.

Bedroom 1

3.24m (10'6") x 3.92m (12'8")
Window to front, built-in triple wardrobe(s) with mirrored sliding doors and shelving, radiator and fitted carpet.

En-suite

Fitted with three piece suite comprising wash hand basin, shower cubicle and low-level WC, window to front, heated towel rail and LVT flooring.

Bedroom 2

2.90m (9'5") x 2.82m (9'2")
Window to rear, fitted double wardrobe(s) with mirrored sliding doors and shelving, radiator and

fitted carpet.

Bedroom 3

2.91m (9'5") x 2.59m (8'4")
Window to rear, radiator and fitted carpet.

Bathroom

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

Outside

The property offers a driveway to the side. The front garden is laid to lawn with an area of planted shrubs and plants. A side gate allows access to beautiful landscaped rear garden, which is block paved with Indian sandstone slabs, lawn and planted shrub and plant borders as well a timber built shed which is connected with power and lighting.

EPC Rating: B



Call to arrange a viewing **01354 696700** **T Payne & Co**
SALES & LETTINGS



Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.