



Elder Place, Chatteris, Cambs, PE16 6HT

Sought After Location - Beautifully Presented - Detached House - 4 Bedrooms - 2 Reception Rooms - Spacious Kitchen/ Breakfast Room - En Suite Shower Room, Family Bathroom & Ground Floor WC - Enclosed Rear Garden - Single Garage & Driveway - Call To View (01354 696700)

£367,500



Ground Floor
Entrance Hall
 Double glazed entrance door and double glazed window to front, radiator, stairs to first floor and doors to:

WC
 Corner wash hand basin with tiled splashback, low level WC and radiator.

Lounge
 4.19m (13'9") x 3.42m (11'3")
 Double glazed bay window to front, open fireplace with stone built surround and hearth, two radiators, and double doors opening to:

Dining Room
 3.42m (11'3") x 2.67m (8'9")
 Double glazed windows to side, double glazed double doors to rear, radiator, coving to ceiling and door to:

Kitchen/Breakfast Room
 4.84m (15'11") x 4.80m (15'9") max
 Double glazed window to rear, fitted with a matching range of base and eye level units, worktop, 1+1/2 bowl stainless steel sink with mixer tap, tiled splashbacks, space and plumbing for washing machine and dishwasher, space for fridge/freezer, built-in double oven, built-in four ring hob with extractor hood over, tiled flooring and double glazed door to rear.

First Floor
Landing
 Built in airing cupboard, stairs to ground floor and doors to:

Bedroom 1
 3.56m (11'8") x 3.29m (10'10")
 Double glazed window to front, fitted double wardrobes, single radiator and door to:

En-suite Double glazed window to front, fitted with wash hand basin, shower cubicle with fitted shower, low level WC, part tiled walls, single radiator and spotlights.

Bedroom 2
 3.57m (11'9") x 2.96m (9'9")
 Double glazed window to rear and single radiator.

Bedroom 3
 3.82m (12'6") x 2.56m (8'5") min
 Double glazed window to front and single radiator.

Bedroom 4 L shaped 3.11m (10'2") max x 2.64m (8'8") max
 Double glazed window to rear and single radiator.

Bathroom Double glazed window to rear, fitted bath with panelled bath, wash hand basin, low level WC, part tiled walls, light/shaver unit, radiator and tiled flooring.

Outside
 Block paved driveway leading to the single integral garage. The remainder of the front is gravelled with mature hedging. Side gate leads to the fully enclosed rear garden, with paved patio area and pathway, mainly laid to lawn and plant and shrub boarders.

EPC RATING - C



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.

