



Ground floor

First floor

**TPayne & Co**  
SALES & LETTINGS

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**St. Martins Road, Chatteris, Cambs, PE16 6JB**

Stunning Detached House - 4 Double Bedrooms - En Suite & Dressing Room To Master - 4 Reception Rooms - Kitchen/Breakfast Room/Family Area & Utility - Shower Room & Separate WC To First & Ground Floor - Gated Driveway - Double Garage, Workshop & Gym - Beautiful Enclosed Gardens - Call To View - (01354) 696700

**£700,000**



**Ground Floor**

**Entrance Hall**

Entrance door to side, under floor heating, coving to ceiling door to:

**Inner Hallway**

Under floor heating, coving to ceiling, understairs cupboard, stairs to the first floor.

**Lounge**

5.48m (18') x 5.42m (17'9")  
Double glazed window to front side and rear, under floor heating, coving to ceiling, open fireplace, double doors to the rear garden.

**Dining Room**

3.73m (12'3") x 2.74m (9')  
Double glazed window to front, under floor heating, coving to ceiling.

**Study**

2.90m (9'6") max x 2.74m (9')  
Double glazed window to front, under floor heating, coving to ceiling.

**Kitchen/Breakfast Room/Family Area**

8.12m (26'8") x 3.00m (9'10")  
Fitted with a matching range of base, drawer and eye level units with Quartz worktop space over, glass splashbacks, stainless steel sink, Quooker hot water tap, built-in dishwasher. There are two built-in ovens, warming drawer, induction hob with extractor hood over, double glazed window to side and rear, tiled flooring with under floor heating, coving to ceiling, spotlights, open plan to:

**Garden Room**

4.54m (14'10") x 3.13m (10'3")  
Double glazed windows with views over the garden, double glazed skylight, tiled flooring with under floor heating, spotlights, double glazed double door to the garden.

**Utility Room**

4.65m (15'3") x 3.22m (10'7") max  
Fitted with a matching range of base and eye level units with worktop space over, tiled splashbacks, sink, plumbing for washing machine, space for fridge, freezer and tumble dryer, double glazed window to

side, heated towel rail, tiled flooring with under floor heating.

**WC**

Double glazed window to side, wash hand basin with cupboard under, WC, tiled splashback, cupboard, heated towel rail, tiled flooring with under floor heating, coving to ceiling.

**Rear Lobby**

2.61m (8'7") x 1.55m (5'1")  
Double glazed window to side and rear, tiled flooring with under floor heating, coving to ceiling, double glazed door to the rear garden.

**First Floor**

**Landing**

Floor to ceiling double glazed windows with views over the garden, under floor heating, coving to ceiling.



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**Master Bedroom**

5.43m (17'10") x 3.39m (11'1")  
Double glazed window to side and rear, under floor heating, coving to ceiling, spotlights, door to:

**En Suite Bathroom**

Bath, wash hand basin with drawers under, walk in shower, tiled splashbacks, WC with hidden cistern, double glazed window to front, heated towel rail, tiled flooring with under floor heating.

**Dressing Room**

2.23m (7'4") x 1.97m (6'6")  
Built-in wardrobes, under floor heating, coving to ceiling, spotlights.

**Bedroom 2**

4.69m (15'5") x 2.90m (9'6")

Double glazed window to side and rear, under floor heating, coving to ceiling.

**Bedroom 3**

3.38m (11'1") x 3.08m (10'1")

Double glazed window to side, built-in wardrobes, under floor heating, coving to ceiling, built in wardrobe.

**Bedroom 4**

3.70m (12'2") x 3.21m (10'6")

Double glazed window to front, under floor heating, coving to ceiling.

**Shower Room**

Shower enclosure, wash hand basin with drawers under, WC, tiled splashback, double glazed window to side, tiled flooring with under floor heating, coving to ceiling.

**WC**

Double glazed window to side, pedestal wash hand basin and low-level WC, tiled splashback, heated towel rail, tiled flooring with under floor heating, coving to ceiling.

**Barn**

Double garage, EV Charger installed, workshop, gym and storage space.

**Outside**

Double gates give access to the driveway which provides extensive parking and leads to the double garage. The rear garden

has recently been professionally landscaped along with mature planting and patio areas.

**EPC RATING - C**

**NOTE**

All the joinery, doors and windows are bespoke, made especially for this property to the highest degree.



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