

Plans are for representational purposes only. Plans produced using Planipr.



Ground floor

First floor

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**West Street, Chatteris, , PE16 6HP**

Offers In Excess Of

Immaculately Presented - Detached House - 4 Bedrooms - 3 Reception Rooms - Kitchen/Breakfast Room & Utility - En Suite, Bathroom & Downstairs WC - Front & Rear Gardens - Driveway - Call To View (01354 696700)

**£425,000**



**Ground Floor**

**Entrance Hall**

Double glazed entrance door, obscure double glazed windows to front, stairs to first floor landing with under-stairs recess, built in storage cupboard, radiator and tiled flooring.

**Lounge**

5.70m (18'8") x 3.80m (12'6")  
Double glazed window to front and side, radiator, fitted carpet and air conditioning unit, coving to ceiling.

**Family Room**

5.52m (18'1") x 3.46m (11'4")  
Double glazed window to front, wood burner with timber mantle, built-in storage space and radiator.

**Dining Room**

3.80m (12'6") x 3.44m (11'3")  
Double glazed windows and double glazed double doors to rear, radiator, tiled flooring and air conditioning unit.

**Kitchen/Breakfast Room**

5.40m (17'9") x 3.10m (10'2")  
Double glazed window to side and rear, fitted with a matching range of base and eye level units, quartz worktop, stainless steel sink with mixer tap, tiled splashbacks, space and plumbing for dishwasher, built-in oven, microwave, plate warmer, hob, extractor hood over, feature wall radiator, tiled flooring and archway to storage space.

**Utility Room**

2.40m (7'10") x 2.30m (7'7")  
Double glazed window to side and rear, fitted base units, quartz worktop, space and plumbing for washing machine, space for tumble dryer, part tiled walls, radiator and tiled flooring.

**WC**

Obscure double glazed window to side, wash hand basin with cupboard under, mixer tap, WC with hidden cistern, partly tiled walls and tiled flooring.

**First Floor**

**Landing**

Stairs to ground floor, built-in airing cupboard with hot water tank and wall mounted boiler and radiator.

**Bedroom 1**

4.00m (13'1") x 3.82m (12'7")  
Double glazed window to rear, radiator and fitted carpet.

**En-Suite**

Obscure double glazed window to rear, shower enclosure, WC with hidden cistern, sink with draw unit under, mixer tap, partly tiled walls, heated towel rail, tiled flooring and spotlights.

**Bedroom 2**

4.63m (15'2") plus wardrobes x 3.82m (12'7")  
Double glazed window to front and side, range of fitted wardrobes, radiator and air conditioning unit.



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**Bedroom 3**

3.46m (11'4") x 3.00m (9'10")  
Double glazed window to front, radiator and fitted carpet.

**Bedroom 4**

2.74m (9') x 2.35m (7'9")  
Double glazed window to front, radiator and fitted carpet.

**Bathroom**

Obscure double glazed window to rear, suite comprising corner bath with mixer tap, pedestal wash hand basin, corner shower cubicle, low-level WC, part tiled walls, heated towel rail, tiled flooring, coving to ceiling and spotlights.

**Outside**

Block paved driveway provides parking for several cars. Gate to the side provides access to the enclosed rear garden which commences with a paved patio area with decorative stone chippings, and hardstanding to the side which is enclosed by trellis and picket fencing, gate opens to the remainder of the garden which is mainly laid to lawn with a circular paved feature as well as a decorative gravelled area to the rear along with planted shrubs and mature trees. There are also solar panels installed to the

front of the property.

EPC RATING - C



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