

Total area: approx. 188.9 sq. metres (2033.4 sq. feet)  
 Plans are for representational purposes only  
 Plans produced using PlanItPro



Ground floor

First floor

**T Payne & Co**  
 SALES & LETTINGS

Chatters Office  
 6 High Street, Chatteris PE16 6BE  
 Wisbech Office  
 The Boatouse, Harbour Square, Wisbech PE13 3BH  
 01354 696700 info@tpayneandco.co.uk  
 www.tpayneandco.co.uk

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 SALES & LETTINGS

01354 696700 info@tpayneandco.co.uk



**St. Francis Drive, Chatteris, Cambs, PE16 6BS**

Highly Sought After Location - Beautifully Presented - 4 Bedroom Detached House - Kitchen/Breakfast Room & Utility Room - 3 Reception Rooms - 2 En Suite's, Bathroom & Downstairs WC & Separate Wet Room - Enclosed Rear Garden - Driveway & Double Garage - Call To View (01354 696700)

**£450,000**



**Ground Floor**

**Entrance Hall**

Under-stairs cupboard, radiator, laminate flooring and stairs leading to the first floor.

**Lounge**

7.09m (23'2") max x 3.43m (11'2")

Double glazed bay window to front, two radiators, laminate flooring and spotlights.

**Sun Room/Dining Room**

4.69m (15'3") x 3.70m (12'1")

Double glazed window to side and rear, radiator, laminate flooring and spotlights.

**Kitchen/Breakfast Room**

6.87m (22'5") max x 4.61m (15'1")

Fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar, glass sink with tiled splashbacks, integrated fridge/freezer and dishwasher, space for fridge/freezer, built-in electric oven, built-in five ring gas hob, double glazed window to rear, double glazed window to side, two radiators, tiled flooring and spotlights.

**Utility**

1.95m (6'3") x 1.62m (5'3")

Base level units with worktop space over, plumbing for washing machine, space for tumble dryer, tiled flooring, and tiled splashbacks.

**WC**

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

**Family Room**

3.97m (13') max x 3.24m (10'6")

Double glazed bay window to front, vinyl flooring and spotlights.

**Wet Room**

Fitted with shower area, wash hand basin and WC part tiled walls and double glazed window to front.

**First Floor**

**Landing**

Built in storage cupboard.

**Master Bedroom**

4.63m (15'1") x 3.61m (11'8")

Double glazed window to side and radiator.

**Dressing Area**

Built in wardrobes with hanging space.

**En-suite**

Fitted with three piece suite comprising wash hand basin, shower cubicle and low-level WC, part tiled walls, double glazed window to front, radiator and vinyl flooring.



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**Bedroom 2**

3.27m (10'7") x 2.92m (9'5")

Double glazed window to front, built in wardrobes and radiator.

**En-suite**

Fitted with three piece suite comprising wash hand basin, shower cubicle and low-level WC, part tiled walls, double glazed window to side, radiator and vinyl flooring.

**Bedroom 3**

3.54m (11'6") x 3.32m (10'8")

Double glazed window to front, built-in wardrobes and radiator.

**Bedroom 4**

2.95m (9'6") x 2.93m (9'6")

Double glazed window to rear, built-in wardrobes and radiator.

**Bathroom**

Fitted with four piece suite comprising panelled bath, wash hand basin, shower cubicle and low-level WC, part tiled walls, double glazed window to rear and vinyl flooring.



**Outside**

This property offers a low maintenance front garden which is laid with decorative stone chippings and a black paved path leading to the front door.

There is also a block paved driveway to the side as well as access to the double garage. A side gate allows access to a low maintenance rear garden which is mainly laid to patio and planted shrubs to the rear. There is also a timber-built summer house and an external door allowing access to the garage.

Part of the double garage has been converted into a store room.

EPC - TBC



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