

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



Ground floor

First floor

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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)

£435,000



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 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.

Bedroom 4

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

Double glazed window to rear, 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.

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.

Bedroom 3

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

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

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.

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

EPC - TBC

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.



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