



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

Sought After Location - New Build - Detached Bungalow - 3 Bedrooms - Open Plan Kitchen/Lounge - Bathroom & En Suite To Bed 1 - Enclosed Rear Garden & Solar Panels - Driveway & Garage - No Upward Chain - Must View (01354) 696700

£350,000



Entrance Hall
Entrance door and window to side, LVT flooring, storage cupboard with boiler and plumbing for washing machine, radiator and door to:

Open Plan Kitchen/Lounge
7.41m (24'4") x 5.33m (17'4")max
Fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar island with cupboards under and hanging pendant(s) over, 1+1/2 bowl sink, integrated fridge/freezer and dishwasher, built in oven and microwave, electric hob with extractor hood over, three radiators, ceiling spotlights, LVT flooring and double-glazed window to rear and bi-fold doors to rear.

Bedroom 1
4.15m (13'7") x 3.03m (9'11")
Double glazed window to front, radiator and door to:

En-suite
Fitted with three-piece suite comprising tiled shower cubicle, vanity wash hand basin and WC, heated towel rail, ceiling spotlights and double-glazed window to side.

Bedroom 2
3.11m (10'2") x 3.09m (10'2")
Double glazed window to front and radiator.

Bedroom 3
3.01m (9'11") x 2.97m (9'9")max
Double glazed window to side and radiator.

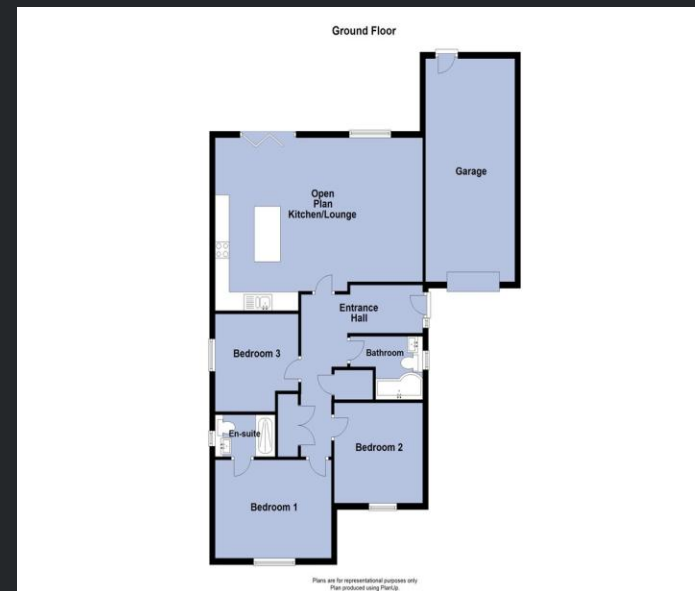
Bathroom
Fitted with three-piece suite comprising p shaped bath with shower attachment over, vanity wash hand basin and WC, part tiled walls, extractor fan, heated towel rail, ceiling spotlights, LVT flooring and double-glazed window to side.

Outside
There is a driveway to the side of the property, leading to the garage. There is side gate access to the enclosed rear garden comprising of patio and lawn, there is solar panels on the roof and EV charging point.

There is also parking for 4 vehicles.

Garage
Electric garage door to front, power and lighting and door to rear.

EPC - TBC



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.

