



## Fillenham Way, Chatteris, Cambs, PE16 6FX

Built in 2023 - Beautifully Presented - Detached House - 3 Bedrooms - Kitchen/Dining Room & Utility - Lounge - En-suite To Master, Family Bathroom & Ground Floor WC - Enclosed Rear Garden - Driveway - Call To View (01354) 696700

**£310,000**



#### Ground Floor

##### Entrance Hall

Built in under stairs storage cupboard, radiator, vinyl flooring and stairs leading to the first floor.

##### Lounge

3.93m (12'8") x 3.55m (11'6")  
Double glazed window to front, radiator and fitted carpet.

##### Kitchen/Diner

5.51m (18") x 2.82m (9'2")  
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, integrated fridge/freezer and dishwasher, built-in electric oven, built-in gas hob with extractor hood over, double glazed window to rear, radiator, vinyl flooring and double doors leading to the garden.

##### Utility

1.79m (5'8") x 1.75m (5'7")  
Fitted worktop space, plumbing for washing machine, space for tumble dryer, double glazed window to side, radiator and vinyl flooring.

#### WC

Fitted with two piece suite comprising, wash hand basin and WC, tiled splashbacks, radiator and vinyl flooring.

#### First Floor

##### Landing

Double glazed window to side, two built in storage cupboards and fitted carpet.

##### Bedroom 1

3.92m (12'8") x 3.24m (10'6")  
Double glazed window to front, radiator and fitted carpet.

##### En-suite

Fitted with three piece suite comprising wash hand basin, shower cubicle and WC, tiled splashbacks, double glazed window to front and vinyl flooring.

##### Bedroom 2

2.87m (9'4") x 2.84m (9'3")  
Double glazed window to rear, radiator and fitted carpet.

#### Bedroom 3

2.87m (9'4") x 2.58m (8'4")  
Double glazed window to rear, radiator and fitted carpet.

#### Bathroom

Fitted with three piece suite comprising panelled bath, wash hand basin and WC, tiled splashbacks, double glazed window to side, radiator and vinyl flooring.

#### Outside

The property offers a driveway to the side. The front garden is laid to lawn with an area of planted shrubs and plants. A side gate allows access to the rear garden, which consists of a paved path leading to the patio area, planted shrub borders and a timber built shed.

EPC Rating: B



Call to arrange a viewing **01354 696700** **TPayne & 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.