



Ground floor

First floor

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## Pound Road, Chatteris, Cambs, PE16 6RL

Beautifully Presented Modern Detached House – Annexe Potential - 5 Bedrooms – Open Plan Kitchen/Dining & Living Area – Family Bathroom, 2 En-Suites & Ground Floor WC – Study & Utility – Games Room/Bedroom 6 - Double Garage & Large Driveway – Viewing Essential – Call To View (01354) 696700

£845,000





Ground Floor

Entrance Hall

Double glazed entrance door, two double glazed windows to front, oak flooring, under floor heating, stairs first floor landing and doors to:

Open Plan Kitchen, Dining & Living Area  
12.40m (40'8") x 5.52m (18'1")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with sensor tap, a further stainless steel sink with boiling water tap and filtered water, integrated

fridge/freezer and dishwasher, built-in eye level electric fan assisted oven, combination microwave oven and warming drawer, built-in induction hob with extractor over, double glazed window to side, oak flooring, under floor heating, double glazed double doors to side, double glazed double bi-fold doors to enclosed rear garden, glazed door to entrance hall and door to garage.

Utility Room  
3.63m (11'11") x 1.85m (6'1")  
Fitted with a matching range of base units,

stainless steel sink, extractor fan, plumbing for washing machine, space for tumble dryer, full height storage cupboards, porcelain tiled flooring, under floor heating, double glazed window to rear and double glazed door to enclosed rear garden.

WC

Double glazed window to rear, fitted with two piece suite comprising, wash hand basin with storage under and tiled splashback, low-level WC, extractor fan, porcelain tiled flooring and under floor heating.

Study

3.88m (12'9") x 2.55m (8'4")  
Double glazed window to front, oak flooring, under floor heating and glazed door.

Master Bedroom

4.96m (16'3") x 3.88m (12'9")  
Double glazed window to rear, fitted with a range of wardrobes, oak flooring, under floor heating, connected to:

En-suite

Fitted with four piece suite comprising corner hydro bath with hand shower attachment, double shower enclosure, twin wash hand

basins with storage under and tiled splashbacks, low-level WC, extractor fan, double glazed window to front, oak flooring and under floor heating.

First Floor

Landing

Double glazed window to front, double glazed skylight, boiler cupboard, vertical radiator and doors to:

Bedroom 2 with Ensuite  
7.01m (23') x 3.08m (10'1")

Double glazed window to front, walk-in wardrobe with hanging rails,

shelving and drawers, two vertical radiators and vinyl flooring.

Bedroom 3

Feature window to rear, double glazed window to side, door to loft space and vertical radiator.

Bedroom 4

3.61m (11'10") x 2.42m (7'11")  
Double glazed window to front and vertical radiator.



Bedroom 5  
2.82m (9'3") x 1.62m (5'4")  
Double glazed window to rear and radiator.

Bathroom

Fitted with four piece suite comprising panelled bath with hand shower attachment, wash hand basin with storage under and tiled splashbacks, shower enclosure and low-level WC, tiled splashbacks, extractor fan, double glazed window to rear and vertical radiator.

Garage

Electric up and over door, with lighting and electric, stairs to first floor, sink

with worktop space and door to kitchen area.

Games Room/Bedroom 6  
Annexe potential but ideal space for a games room or further bedroom. Two double glazed windows to side, laminate flooring, door to loft space, door to WC which consists of a two piece suite, low level WC and small wash hand basin.

Outside

The property is tucked away and situated at the end of a private road leading to the driveway which has ample parking for several vehicles. The



enclosed rear garden is mainly laid to lawn with mature trees and shrubs. Perfect for outdoor entertaining this property boasts a well-equipped, undercover outdoor kitchen with decking area for seating and relaxation, whilst there is a rustic, traditional fire pit area to the side with wood store to make the most of the outdoors.

EPC RATING: B



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