

01354 696700 info@tpayneandco.co.uk

TPayne & CO

Ground floor

First floor

First Floor

www.tpayneandco.co.uk

6 High Street, Chatteris PE16 6BE Chatteris Office

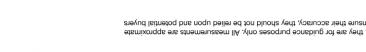
The Boathouse, Harbour Square, Wisbech PE13 3BH

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Apnas

Ground Floor

Altchen/Diner

Atility

Plans are for representational purposes only Plans are for representational purposes only.



are advised to recheck the measurements. sug to general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate

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

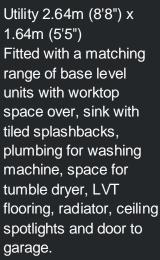
New Build Detached House - Finished To A High Specification - Nicely Situated In A Sought After Location - 4 Double Bedrooms - Open Plan Kitchen/Diner, Utility & 2 Reception Rooms - Ground Floor WC - First Floor Bathroom & 2 En Suites - Driveway & Garage - No Upward Chain - Must Be Viewed (01354) 696700





Ground Floor

Entrance Hall Entrance door to the front with two frosted double-glazed windows each side, LVT flooring, storage cupboard, radiator, stairs to first floor and door to: Kitchen/Diner 10.63m (34'11") x 4.62m (15'2") max Fitted matching range of base and eye level cupboards/drawers with quartz worktop over, matching island unit with hanging lights, electric hob with extractor hood over, built in oven and microwave, integrated tall fridge & freezer, integrated dishwasher, LVT flooring, ceiling spotlights, three radiators, double glazed window and two bi fold door(s) to rear, door to:



Lounge 4.21m (13'10") x 4.02m (13'2") Double glazed window to front, fitted carpet and radiator.

Study 3.69m (12'1") x 2.42m (7'11") Double glazed window to front, LVT flooring and radiator.

WC

Fitted with two-piece suite comprising, vanity wash hand basin with tiled splashbacks and WC, heated towel rail and LVT flooring.

Landing

First Floor

Hanging light, storage cupboard and door to:

Bedroom 1

4.81m (15'11") x 4.02m (13'2")max Double glazed window to front, fitted carpet, radiator and door to:

En-suite

Fitted with three-piece suite comprising with shower, vanity wash hand basin and WC, extractor fan, ceiling spotlights, LVT flooring and two double glazed windows to front.

Bedroom 2 3.80m (12'6") x 3.15m (10'4")max Double glazed window to front, fitted carpet and radiator and door to:

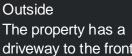
The Property Ombudsman





En-suite Fitted with three-piece suite comprising with shower, vanity wash hand basin and WC, tiled splashbacks and heated towel rail. Bedroom 4 3.88m (12'9") x 2.82m (9'3") max Double glazed window to rear, fitted carpet and radiator.









Bedroom 3 3.59m (11'9") x 3.39m (11'1")max Double glazed window to rear, fitted carpet and radiator. Bathroom Fitted with four-piece suite comprising bath, vanity wash hand basin with shower and WC, part tiled walls, tiled flooring, ceiling spotlights, extractor fan and double-glazed window to rear. leading to the garage –

Garage 6.87m (22'6") x 4.62m (15'2") Electric garage door to front, boiler and power & light and rear door into the enclosed rear garden.



