



Ground floor

First floor

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St. Francis Drive, Chatteris, , PE16 6BS

Sought After Location - Detached House - 4 Double Bedrooms - Kitchen Dining Room & Utility - Lounge & Study - Two En-Suites, Bathroom & Ground Floor WC - Front & Rear Garden - Double Garage - Off Road Parking - Call To View (01354) 696700

£425,000



Ground Floor

Entrance Hall

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

Lounge

6.54m (21'3") max x 3.43m (11'2")
Double glazed bay window to front, electric fire with surround, two radiators, fitted carpet double doors leading to the garden.

Study

3.42m (11'2") max x 3.23m (10'5")
Double glazed bay window to front, radiator and wooden flooring.

Kitchen/Dining Room

6.87m (22'5") max x 4.58m (15')
Fitted with a matching range of base and eye level units with worktop space over, China sink, tiled splashbacks, built-in integrated fridge, plumbing for dishwasher, space for fridge/freezer, built-in double oven, built-in 6 ring gas hob with extractor hood over, double glazed window to side, double glazed window to rear, two radiators, tiled flooring and double doors

leading to the rear of the property/

Utility

1.96m (6'4") x 1.60m (5'2")
Fitted with base level units with worktop space over, stainless steel sink, tiled splashbacks, plumbing for washing machine, space for tumble dryer, radiator and tiled flooring.

WC

Fitted with two piece suite comprising, wash hand basin and WC, part tiled walls, radiator and double glazed window to rear.

First Floor

Landing
Built in storage cupboard, radiator and fitted carpet.

Master Bedroom

4.60m (15") x 3.59m (11'7")
Double glazed window to side, radiator and fitted carpet.

Dressing Area

Two built in wardrobes with double doors and fitted carpet.



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En-suite

Fitted with three piece suite comprising wash hand basin, shower cubicle and WC, part tiled walls, double glazed window to side, heated towel rail and tiled flooring.

En-suite

Fitted with three piece suite comprising wash hand basin, shower cubicle and WC, part tiled walls, double glazed window to front, radiator, heated towel rail and tiled flooring.

Bedroom 4

2.93m (9'6") x 2.89m (9'4")
Double glazed window to rear, built in wardrobe with double doors, radiator and fitted carpet.

Outside

To the front of the property is a small lawn area along with a paved path leading to the entrance of the property.

To the rear of the property are a set of double gates which provides access to the garden, garage (which is connected with power & lighting) and driveway. The garden is mainly laid to lawn with patio area.

Bathroom

Fitted with four piece suite comprising wash hand basin, bath, shower cubicle and WC, part tiled walls, double glazed window to rear, heated towel rail and tiled flooring.

Bedroom 2

3.26m (10'6") x 2.92m (9'5")
Double glazed window to front, built in wardrobes with double doors, radiator and fitted carpet.

Bedroom 3

3.53m (11'5") x 3.31m (10'8")
Double glazed window to front, built in wardrobe with double doors, radiator and fitted carpet.

EPC Rating - C



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