



Ground floor

First floor

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01354 696700 info@tpayneandco.co.uk



St. Stephens Drive, Chatteris, Cambs, PE16 6EU

Immaculately Presented - Detached House - Benefiting From A Ground Floor Extension - 3 Bedrooms - En Suite To Master - 3 Reception Rooms - Driveway Parking & Single Detached Garage - Corner Plot - Front, Side & Rear Gardens - Viewing Highly Recommended - Call To View (01354 696700)

£315,000



Ground Floor

Hall
Double glazed window to side, under stairs storage cupboard, radiator, Karndean flooring, stairs to first floor and doors to:

WC
Double glazed window to side, wash hand basin with tiled splash back, low-level WC, Karndean flooring and radiator.

Kitchen
2.98m (9'9") x 2.97m (9'9")
Double glazed window to rear, double glazed door to side, fitted with a matching range of base and eye level units, worktop, ceramic sink with mixer tap and tiled splashbacks, integrated fridge, plumbing for dishwasher, fitted oven, four ring hob with extractor hood over, radiator, Karndean flooring, coving to ceiling, wall mounted boiler and door to dining room.

Lounge 4.21m (13'10") x 3.58m (11'9")
Double glazed window to front, double glazed bay window to side, radiator, ceiling fan, coving to ceiling, open plan to:

Dining Room 3.37m (11'1") x 2.98m (9'9")
Double glazed windows to rear, full height double glazed window to side, double glazed double doors to Sun Room, radiator, Karndean flooring and coving to ceiling.

Sun Room 3.07m (10') x 2.8m (9'2")
Double glazed windows to rear and sides, double glazed double doors to garden, two skylight windows, ceiling fan, tiled flooring with under floor heating.

First Floor
Landing
Double glazed window to side, built in airing cupboard, coving to ceiling and, doors to:

Bedroom 1 2.69m (8'9) x 3.67m (10'11") max
Double glazed window to rear, fitted double door wardrobe, radiator, coving to ceiling with ceiling fan and, door to:

En-suite
Double glazed window to rear, fitted with shower cubicle, wash hand basin with cupboards under and mixer tap, low-level WC with concealed cistern, tiled flooring, heated towel rail, part tiled

walls and coving to ceiling.
Bedroom 2 3.02m (9'11") x 2.91m (9'7")
Double glazed window to front, radiator, coving to ceiling with ceiling fan.

Bedroom 3 2.68m (8'10") x 2.06m (6'9")
Double glazed window to rear, radiator and coving to ceiling.



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Bathroom
Double glazed window to front, panelled bath with shower attachment, mixer tap and glass screen, pedestal wash hand basin with mixer tap and low-level WC, part tiled walls, tiled flooring, heated towel rail and coving to ceiling.
Outside
The property is located on a corner plot with driveway to the front allowing access to the single detached garage with up and over door,

power and lighting, plumbing for washing machine and door to the rear garden. The front and side gardens are mainly laid to lawn with trees, shrubs and planted beds. Side gate allows access to the rear garden, which is fully enclosed mainly laid to lawn with plant and shrub beds and paved patio area.

EPC RATING - C



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