





First floor

**Ground floor** 

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# TPayne & Co

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

£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.

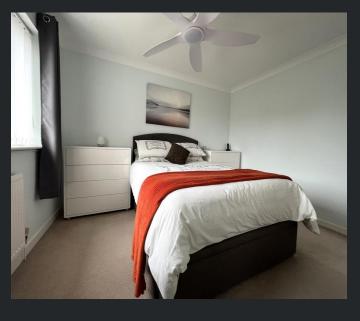
Bedroom 2 3.02m (9'11") x 2.91m (9'7")

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.











### 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

