



Ground floor

First floor

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SALES & LETTINGS

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**West Park Street, Chatteris, Cambs, PE16 6AL**

Beautifully Presented - Detached Period House - 4 Double Bedrooms - 4 Reception Rooms & Cellar - Kitchen & Utility Area - En-Suite Shower Room & Walk In Wardrobe To Bedroom 1 - Family Bathroom & Ground Floor WC - Enclosed Rear Garden With Two Store Rooms - Driveway - Call To View (01354) 696700

**£565,000**





Ground Floor

Entrance Hall

Circular window to side, under-stairs storage cupboard, single radiator, exposed wooden floor, and stairs leading to the first floor.

Sitting Room

4.86m (15'11") x 4.23m (13'11")

Bay sash window to front, fireplace with feature surround, radiator and exposed wooden floor.

Dining Room

4.23m (13'11") x 4.23m (13'11")

Single glazed sash window to side, window to rear, fireplace with inset, solid fuel stove, radiator and tiled flooring.

Lounge

4.93m (16'2") x 4.72m (15'6")

Single glazed sash window to side to rear, single glazed sash window to side, two windows to side, fireplace with wooden surround and inset, solid fuel stove, radiator and double doors leading to the rear of the property.

Study

4.23m (13'11") x 2.08m (6'10")

Single glazed sash window to front, storage cupboard and door leading to;

Cellar

Brick built Cellar ideal for storage with power, lighting and additional shelving.

Kitchen

4.63m (15'2") x 3.09m (10'2")

Fitted with a range of base and eye level units with worktop space over, matching island unit with cupboard drawers storage under, china belfast sink with mixer tap and tiled, point for integrated fridge and washing machine, space for range, two glazed windows to side, fireplace, Storage cupboard, two radiators and tiled flooring.

Utility Room

3.09m (10'2") x 1.61m (5'3")

Fitted base units with worktop space, china

belfast sink with tiled splashbacks, point for integrated dishwasher, single glazed window to side and door leading to the garden.

WC

Fitted with a low-level WC.

First Floor

Landing

Window to side, single glazed sash window to side and single radiator.

Bedroom 1

5.05m (16'7") x 4.91m (16'1")

Single glazed sash window to rear, two

windows to side, two single glazed sash windows to side, fireplace with cast iron in-set and walk-in double wardrobes.

En-suite

Fitted with a three piece suite comprising of walk in shower with screen, low level WC, wash hand basin, tiled surround and laminate flooring.



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Bedroom 2

5.09m (16'8") x 4.34m (14'3")

Single glazed bay sash window to front, fireplace with cast iron inset and single radiator.

Bedroom 3

4.34m (14'3") x 4.07m (13'4")

Single glazed sash window to front and single radiator.

Bedroom 4

3.37m (11'1") x 3.11m (10'2")

Single sash window to side, fireplace with cast iron inset and single radiator.

Bathroom

Fitted with a three-piece suite comprising bath, wash hand basin, high cistern WC, part tiled walls and single glazed sash window to the side.

Outside

The front garden is enclosed by a low-level brick wall with mature hedging and trees. A set of double iron gates allows access to the driveway. A side gate allows access to a fully enclosed rear garden which comprises of a paved patio area, lawn and borders comprising of mature shrubs. Attached to the rear of the property are also two storerooms which have power and lighting.

EPC RATING - E



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