



First floor

Ground floor

Chatteris Office  
6 High Street, Chatteris PE16 6BE  
Wisbech Office  
The Boatouse, Harbour Square, Wisbech PE13 3BH  
01354 696700 info@tpayneandco.co.uk  
www.tpayneandco.co.uk

TPayne & Co  
SALES & LETTINGS

TPayne & Co  
SALES & LETTINGS

01354 696700 info@tpayneandco.co.uk



## Fortrey Court, Chatteris, Cambs, PE16 6FS

Detached Coach House Conversion - Renovated To A High Specification - 4 Bedrooms - Kitchen/Breakfast Room & 2 Reception Rooms – Utility Area & Ground Floor Shower Room - First Floor Five Piece Bathroom - En Suite & Dressing Room To Bedroom 1 - Enclosed Rear Garden - Off Road Parking To Rear With Carport & EV Charging - No Upward Chain - Call To View (01354) 696700

£599,500





Ground Floor

Entrance Hall  
Entrance door, velux window, tiled flooring, ceiling spotlights and door to:

Kitchen/Breakfast Room  
5.58m (18'4") x 4.06m (13'4")  
Fitted with a matching range of base and eye level units with quartz worktop over, matching island / breakfast bar, sink with quooker hot tap and tiled splashbacks, integrated tall fridge & tall freezer, integrated dishwasher,

wine cooler, induction hob with extractor hood over and double oven, tiled flooring with underfloor heating, ceiling spotlights and two double glazed windows to side and double glazed double door(s) to side.

Dining Room  
5.49m (18') x 3.10m (10'2")max  
Bi-fold door(s) to front garden, hardwood flooring with underfloor heating and vaulted ceiling with spotlights.



Hallway  
Velux window and window to rear, tiled flooring with underfloor heating and oak & glass staircase to first floor.

Utility Area  
2.26m (7'4") x 1.75m (5'9")max  
Tiled flooring with underfloor heating, ceiling spotlights, sliding door storage cupboard with base unit, tall cupboard with plumbing for washing machine and door to:

Shower Room  
Fitted with three-piece suite comprising shower cubicle, inset wash hand basin with tiled splashbacks and low level WC, part tiled walls, heated towel rail, tiled flooring with ceiling spotlights and window to front.

Lounge  
5.49m (18') x 5.34m (17'6")  
Feature window to rear, full height double glazed window to rear, hardwood flooring with under floor heating, ceiling spotlights and door to:



Bedroom 3  
5.57m (18'3") x 2.50m (8'2")  
Three full height double glazed windows to rear, fitted wardrobe, fitted carpet with under floor heating and ceiling spotlights.

Bedroom 4  
5.55m (18'3") x 2.50m (8'2")  
Double glazed window to side and two feature windows to front, fitted wardrobe, fitted carpet with under floor heating and ceiling spotlights.

First Floor  
  
Bedroom 1  
5.70m (18'8") x 5.42m (17'9") max  
Feature window to front, two feature windows to rear, three radiators, exposed beams, fitted carpet and door to:



En-suite  
Fitted with three-piece suite comprising vanity wash hand basin, shower cubicle and WC, heated towel rail, tiled flooring, ceiling spotlights and feature window to front.

Dressing Room  
2.53m (8'4") x 2.08m (6'10")  
Velux window, fitted carpet and spotlights.

Bedroom 2  
4.14m (13'7") x 2.09m (6'10")  
Velux window, fitted carpet, ceiling spotlights and radiator.

Walk-in Wardrobe / Storage  
Fitted carpet.

Bathroom  
Fitted suite comprising twin vanity wash hand basin, low level WC, freestanding bath and shower cubicle, part tiled walls, tiled floor, ceiling spotlights and extractor fan.



Outside  
There is off road parking to the rear of the property, a carport with lighting and EV charging. There is a gate to the rear, accessing the enclosed garden which is partly laid to lawn and partly patio.

EPC - TBC



**T Payne & Co**  
SALES & LETTINGS



**T Payne & Co**  
SALES & LETTINGS