

Total area: approx. 174.3 sq. metres (1875.9 sq. feet)  
 Plans are for representational purposes only.  
 Plans produced using Floorplan



Ground floor

First floor

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 SALES & LETTINGS

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**St. Martins Road, Chatteris, Cambs, PE16 6JB**

Nicely Situated In A Central Location - Spacious Detached Chalet Bungalow - 3 Double Bedrooms - Kitchen/Breakfast Room & Utility Room - Lounge & Sun Room - Bathroom, Shower Room & Separate WC - Front, Rear & Side Gardens - Garage & Driveway - Call To View (01354) 696700

**£375,000**



## Ground Floor

### Entrance Hall

Window to front, double glazed window to front, Storage cupboard, stairs, entrance door, door to:

**Kitchen/Breakfast Room**  
5.12m (16'10") x 4.44m (14'7")

Fitted with a matching range of base and eye level units with worktop space over, ceramic sink with tiled splashbacks, integrated dishwasher and fridge, built-in eye level electric fan assisted oven, built-in four ring electric hob with pull out extractor hood over, two double glazed windows

to side, radiator, vinyl flooring with spotlights, door to:

**Utility Room**  
3.10m (10'2") x 1.75m (5'9")

Fitted with a matching range of base units, ceramic sink with tiled splashbacks, plumbing for washing machine, space for fridge and tumble dryer, double glazed window to side, Storage cupboard, vinyl flooring, double door, double glazed door to garden, glazed door, door to garage.

**Lounge** 6.24m (20'6") x 3.62m (11'11")

Double glazed window to front, fireplace with mock surround, two radiators, door to:

### Sun Room

UPVc full height windows, double doors to rear and door to side, tiled flooring and radiator.

**Bedroom 3**  
4.76m (15'7") x 3.02m (9'11")

Double glazed window to side, double glazed window to front, radiator, door to:

### Bathroom

Fitted with four piece suite comprising panelled bath, wash hand basin with storage under and part tiled walls, tiled shower enclosure and low-level WC, double glazed window to rear, door to:

### WC

Double glazed window to rear, fitted with low-level WC, storage cupboard, vinyl flooring, double door, door to:

## First Floor

### Landing

Stairs from first floor, airing cupboard, eves storage and doors to:

### Main Bedroom

5.75m (18'10") x 4.76m (15'7") max

Double glazed window to side, double glazed window to front, two radiators and eves storage cupboard.

### Bedroom 2

4.79m (15'9") x 3.68m (12'1")

Double glazed window to front, double glazed window to side, two eves storage cupboards.

### Shower Room

Tiled shower enclosure, wash hand basin, WC and double glazed window to front.



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## Outside

Nicely situated on a corner plot, the property offers off road parking to the side leading to the single garage which has an electric door, window to side and access from the main house. Front and side gardens are mainly laid to lawn with planted borders while a side gate gives access to the enclosed rear garden which is mainly laid to lawn with planted borders, patio area, timber sheds and a greenhouse.

EPC Rating: TBC



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