

Total area: approx. 93.8 sq. metres (1009.9 sq. feet)
Plans are for representational purposes only
Plan produced using PlanUp.



Ground floor

First floor

TPayne & Co
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Hive End Court, Chatteris, Cambs, PE16 6HZ

Beautifully Presented Detached Home - 4 Bedrooms - Kitchen/Breakfast Room - Lounge/Diner - Family Bathroom & Ground Floor WC -Enclosed Rear Garden - Parking To Front - Viewing Highly Recommended - Call To View (01354 696700)

£305,000



Ground Floor

Entrance Hall
Double glazed entrance door and window to front, understairs cupboard, radiator, laminate flooring, stairs to the first floor.

Kitchen/Breakfast Room
4.33m (14'2") x 2.37m (7'9")
Fitted with a matching range of base and eye level units with

worktop space over, tiled splashbacks, resin sink, built-in fridge/freezer and slimline dishwasher, plumbing for washing machine and space for tumble dryer. There is a built-in double oven, induction hob with extractor hood over and double glazed window to rear.

Lounge/Diner 6.00m (19'8") max x 5.38m (17'8") max
Double glazed window to front and rear, radiators, laminate flooring, double glazed double doors to the rear garden.

WC
Double glazed window to side, wash hand basin and low-level WC, tiled splashback, radiator, tiled flooring.

First Floor

Bedroom 1
3.34m (10'11") x 2.94m (9'8")
Double glazed window to front, radiator, built in wardrobe.

Bedroom 2
3.35m (11') x 2.94m (9'8")
Double glazed window to front, radiator.

Bedroom 3
2.92m (9'7") x 2.33m (7'8") max

Double glazed window to rear, radiator.

Bedroom 4
3.34m (10'11") x 1.96m (6'5") max
Double glazed window to rear, radiator.

Bathroom
Panelled bath with shower over and screen, pedestal wash hand basin and low-level WC, tiled splashbacks, double

glazed skylight, heated towel rail, tiled flooring.



Outside
There is parking to the front with a side gate leading to the enclosed rear walled garden which is mainly laid to lawn and decked patio area.

EPC RATING- B



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