



Ground floor

First floor

TPayne & Co  
SALES & LETTINGS

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

01354 696700 info@tpayneandco.co.uk



## Boadicea Court, Chatteris, Cambs, PE16 6BN

Central Location - Beautifully Presented Detached House - 5 Bedrooms - Kitchen & 4 Reception Rooms - Family Bathroom, 2 En-suites & Ground Floor WC - Front & Rear Gardens - Double Garage & Driveway Parking - Call To View - (01354) 696700

£499,500





Ground Floor

Entrance Hall

Double glazed entrance door, two double glazed windows to front, full height storage cupboard, tiled flooring, stairs to first floor and doors to:

Kitchen Area

3.65m (12') x 3.36m (11') Fitted with a matching range of base and eye level units with worktop space over and splashback, matching breakfast bar, 1+1/2 bowl ceramic sink, integrated fridge and dishwasher, range style gas cooker with double oven and grill and gas hob

with extractor hood over, double glazed window to rear, tiled flooring, open plan archway to:

Snug

4.55m (14'11") x 3.65m (12')max Single radiator, tiled flooring, double glazed double doors to enclosed rear garden.

Utility

2.58m (8'6") x 1.55m (5'1") Fitted with a matching range of base units with worktop space over, stainless steel sink, plumbing for washing machine, space for fridge/freezer, single

radiator, tiled flooring and double glazed door to side.

Dining Room

3.65m (12') x 3.30m (10'10")

Double glazed window to front, single radiator and LVT flooring.

Lounge

6.85m (22'5")(Into bay) x 3.75m (12'4") max Part glazed double doors enter to lounge with feature fireplace with gas fire, double glazed window to side, walk in bay with double glazed windows to rear and sides and double glazed double doors to

enclosed rear garden.

Study

2.71m (8'11") x 2.69m (8'10")

Double glazed window to front and radiator.

WC

Double glazed window to side, fitted with two piece suite comprising wash hand basin with storage under and tiled splashbacks and low-level WC, single radiator, tiled flooring and extractor fan.

First Floor

Landing

Stairs to ground floor, airing cupboard with slatted shelving and water tank, single radiator and doors to:

Master Bedroom

3.67m (12'1") x 3.63m (11'2")

Double glazed window to front and single radiator, open plan to:

Dressing Area

2.25m (7'5") x 2.10m (7') Fitted with a range of built-in wardrobes, LVT flooring, wall lights, and door to:

En-suite

Fitted with three piece suite comprising wash hand basin with storage under and tiled splashbacks, corner shower enclosure and low-level WC, extractor fan, double glazed window to rear and heated towel rail.



Bedroom 2

3.66m (12') x 3.65m (12') Double glazed window to rear and single radiator and door to:

En-suite

Fitted with three piece suite comprising wash hand basin with storage under and part tiled walls, shower cubicle and low-level WC, extractor fan, double glazed window to side, heated towel rail and vinyl flooring.

Bedroom 3

3.66m (12') x 2.75m (9') Double glazed window to front, built in wardrobes and single radiator.

Bedroom 4

2.74m (9') x 2.71m (8'10") Double glazed window to rear and single radiator.

Bedroom 5

2.71m (8'10") x 2.50m (8'2")

Double glazed window to rear, built-in wardrobes and single radiator.

Bathroom

Fitted with four piece suite comprising freestanding bath with hand shower attachment, recessed shower enclosure, wash hand basin with storage under and low-level WC, part tiled walls, extractor fan, double glazed window



to front, heated towel rail and vinyl flooring.

Outside

There is a front garden laid with stone chippings and pathway leading to the front entrance door with a double garage to the side which has light, electric and rear door access, in addition to driveway parking. A side gate gives access to the enclosed rear garden, which is mainly laid to lawn with patio areas, pergola, timber shed with lighting, decorative stone areas, wheely bin tidy, trees, plants & shrubs.

EPC Rating: TBC



**T Payne & Co**  
SALES & LETTINGS



**T Payne & Co**  
SALES & LETTINGS