



Ground floor

First floor

TPayne & Co  
SALES & LETTINGS

TPayne & Co  
SALES & LETTINGS

01354 696700 info@tpayneandco.co.uk



## Quayside, Chatteris, Cambs, PE16 6QX

Cul-De-Sac Location - Detached House - 4 Bedrooms - Kitchen & Utility - 2 Reception Rooms - Family Bathroom, En-suite to Master & Ground Floor WC - Double Garage & Ample Parking For Several Vehicles - Solar Panels - Viewing Recommended - Call To View (01354) 696700

£425,000





Ground Floor

**Porch**  
Double glazed entrance door and window to side, tiled flooring and door to:

**Entrance Hall**  
Entrance door, under-stairs storage cupboard, LVT flooring, stairs to first floor, door to WC which comprises of wash hand basin with storage under and low level WC and extractor fan.

**Kitchen/Breakfast Room**  
4.25m (13'11") x 3.25m (10'8")  
Fitted with a matching range of base and eye level units with worktop space over, matching table and corner seating, 1+1/2 bowl stainless steel sink with water softening tap, plumbing for dishwasher, space for fridge/freezer, electric fan assisted oven, induction hob with extractor hood over, double glazed window to front, radiator, vinyl flooring, folding door and open plan with utility area.

**Utility Area**  
3.25m (10'8") x 1.63m (5'4")  
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, extractor fan, plumbing for washing machine, space for tumble dryer, single radiator, vinyl flooring, and door to side.

**Dining Room/Family Room**  
6.06m (19'11") x 3.00m (9'10")  
Double glazed window to front, double glazed window to rear, two single radiators and LVT flooring.

**Lounge**  
5.85m (19'2") x 4.00m (13'2")  
Double glazed window to rear, coal effect gas fire, two single radiators, LVT flooring, media wall and double glazed double doors to garden.

First Floor

**Landing**  
Double glazed window to front, two built in storage cupboards, single radiator and doors to:



**Master Bedroom**  
4.26m (14') x 3.25m (10'8")  
Two double glazed windows to front, built in wardrobes, single radiator and door to:

**En-suite**  
Fitted with three piece suite comprising wash hand basin in vanity unit with tiled splashbacks, WC with hidden cistern and tiled shower enclosure, heated towel rail, vinyl flooring, double glazed window to side and extractor fan.

**Bedroom 2**  
3.10m (10'8") x 4.00m (30'2")  
Double glazed window to rear and single radiator.

**Bedroom 3**  
3.00m (9'11") x 3.02m (9'11")  
Double glazed window to rear, built-in storage cupboard and single radiator.



**Bedroom 4**  
3.02m (9'11") x 2.97m (9'9")  
Double glazed window to front and single radiator.

**Bathroom**  
Fitted with three piece suite comprising panelled bath, wash hand basin in vanity unit with tiled splashback and WC with hidden cistern, heated towel rail, extractor fan and double glazed window to rear.

**Outside**  
The property has a lawned front garden with off road parking. Double electric gates lead to further parking and the double garages which have electric up and over doors and lighting plus a side door entry. The enclosed rear garden is mainly laid to lawn with patio area, part of which is covered with gazebo, planted borders and storage to the side with timber shed.



**Solar Panels**  
These are attached to the garage roof and are fully owned by the sellers. They were installed in 2023 and have three 10 kw batteries in the loft holding power.

EPC Rating - B



**T Payne & Co**  
SALES & LETTINGS



**T Payne & Co**  
SALES & LETTINGS