

Total area: approx. 129.3 sq. metres (1392.1 sq. feet)





First floor

**Ground floor** 

01354 696700 info@tpayneandco.co.uk www.tpayneandco.co.uk

Wisbech Office
The Boathouse, Harbour Square, Wisbech PE13 3BH

Chatteris Office 6 High Street, Chatteris PE16 6BE

TPayne & Co

## TPayne & Co

01354 696700 info@tpayneandco.co.uk







Farriers Gate, Chatteris, Cambs, PE16 6AY

£365,000



## **Ground Floor**

Entrance Hall
Double glazed entrance
door, built-in storage
cupboard with plumbing
for washing machine and
space for tumble dryer,
radiator, natural stone
flooring, stairs to first
floor and doors to:

Lounge
5.15m (16'11") max x
3.14m (10'3")
Double glazed box
window to front,
understairs storage
cupboard, two radiators
and engineered oak
flooring.



Kitchen & Dining Area 7.42m (24'4") x 2.99m (9'10")

Fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar, butler style sink, integrated stainless steel fridge freezer, integrated dishwasher, two built-in fan assisted/steam ovens, induction hob with extractor, built-in eye level microwave, double glazed window to rear, two vertical radiators, natural stone flooring, ceiling



spotlights, double glazed sliding doors to enclosed rear garden and double glazed door to side..

Family Room 5.33m (17'5") x 2.49m (8'2") Double glazed window to front, single radiator

and solid oak flooring.

WC
Double glazed window
to side, fitted with two
piece suite comprising,
corner wall mounted

wash hand basin with

tiled splashbacks and

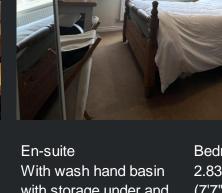
low-level WC, extractor fan, natural stone flooring and radiator.

First Floor

Landing
Double glazed window to side, built-in airing cupboard with hot water tank and shelving, radiator, doors to:

Master Bedroom 4.60m (15'1") x 3.27m (10'9") Double glazed window

Double glazed window to front, fitted double wardrobe space, radiator and door to:



En-suite
With wash hand basin
with storage under and
tiled splashbacks,
recessed tiled shower
cubicle and low-level
WC, extractor fan,
double glazed window
to front and radiator.

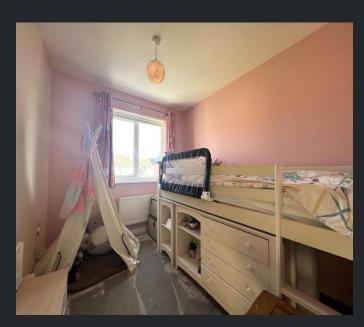
Bedroom 2 2.83m (9'3") x 2.58m (8'6") Double glazed window to rear and radiator. Bedroom 3 2.83m (9'3") x 2.30m (7'7")

Double glazed window to rear and radiator.

Bedroom 4 2.83m (9'3") x 2.40m (7'10")

Double glazed window to rear and radiator.





Bathroom Fitted with a th

Fitted with a three piece suite comprising panelled bath with hand shower attachment and curtain rail, pedestal wash hand basin and low-level WC, part tiled walls, extractor fan, double glazed window to front, single radiator and tiled flooring.

Outside

The property has a blockweave driveway the front with EV charger fitted, while a side gate gives access to the enclosed rear





garden which is mainly laid to artificial grass, large patio area, outdoor kitchen and raised beds.

The property also has solar panels which are owned.

EPC Rating: B

