



Ground floor

First floor

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## Farriers Gate, Chatteris, Cambs, PE16 6AY

Detached House - 4 Bedrooms - Kitchen & Dining Areas - 2 Reception Rooms - Family Bathroom, En-Suite to Master & Ground Floor WC - Enclosed Rear Garden - Driveway Parking - Call To View - (01354) 696700

£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 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 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.

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

Outside

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



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