



Ground floor

First floor

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New Road, Chatteris, Cambs, PE16 6BT

Central Location - Beautifully Presented Detached House - 4 Bedrooms - Kitchen/Breakfast Room - Lounge & Conservatory - Office/Study - Family Shower Room, En-Suite to Master & Ground Floor WC - Ample Parking for Several Vehicles - Enclosed Rear Garden - Call To View (01354) 696700

£375,000



Ground Floor

Entrance Hall
Double glazed entrance door, double glazed window to side, laminate flooring, stairs to first floor, door to lounge and door to Kitchen/Breakfast Room.

Lounge 5.48m (18') x 3.34m (10'11")
Double glazed window to front, laminate flooring, ceiling fan, door to:

Office/Study
3.68m (12'1") x 2.60m (8'6")
Double glazed window to side and storage cupboard with double doors.

Kitchen/Breakfast Room
5.45m (17'11") x 2.76m (9'1")
Fitted with a matching range of base and eye level units with walnut worktop space over, matching breakfast bar, butler style sink, integrated dishwasher, space for fridge/freezer, built-in electric fan assisted double oven, built-in five ring gas hob with extractor hood over, double glazed window to rear, vinyl flooring, ceiling spotlights, radiator, door to utility and open plan with:

Conservatory
Part brick construction with uPVC double glazed windows and solid roof, tiled flooring, ceiling spotlights and double glazed double doors to garden.

Utility 2.76m (9'1") x 1.68m (5'6")
Fitted with a matching range of cupboards, plumbing for washing machine, space for tumble dryer, vinyl flooring, door to WC and double glazed door to garden.

WC
Double glazed window to side, fitted with two piece suite comprising pedestal wash hand basin and low-level WC, tiled splashbacks and vinyl flooring.

First Floor

Landing
Stairs to ground floor, airing cupboard and doors to:-

Master Bedroom
3.96m (12'9") x 3.14m (10'3")
Double glazed windows to rear, fitted with a range of built-in wardrobes with full-length mirrored doors,

single radiator, laminate flooring, ceiling fan and door to:

En-suite
Fitted with a three piece suite comprising tiled shower enclosure, pedestal wash hand basin with tiled splashbacks and low level WC, double glazed window to rear, vinyl flooring and single radiator.

Bedroom 2
3.27m (10'10") x 3.32m (10'11")
Double glazed window to front, fitted with a range of wardrobes and single radiator.

Bedroom 3
3.30m (10'10") x 2.82m (9'3")
Double glazed window to rear, built-in storage cupboard and single radiator.

Bedroom 4
3.43m (11'3") x 3.14m (10'3") max
Double glazed window to front, single radiator and laminate flooring.



Shower Room
Fitted with three piece suite with large, tiled walk-in shower enclosure with overhead shower and hand shower attachment, wash hand basin in vanity unit with storage under, fully tiled walls and low-level WC, double glazed window to front, heated towel rail and tiled flooring.

A side gate gives access to the enclosed rear garden which is mainly laid to lawn with patio area, decked area, planted raised beds, trees and shrubs, a greenhouse and shed.

EPC Rating - TBC

Outside
The property has a large driveway to the front with ample parking for several vehicles including a tethered EV Charger. Storage space with up and over door.