



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







Albert Way, Chatteris, Cambs, PE16 6US

£790,000







Ground Floor

Kitchen/Breakfast Room Area 9.66m (31'8") x 4.15m (13'7") max

Newly fitted kitchen with quartz kitchen island measuring more than 4 meters long incorporating the sink with boiling hot water tap and Neff 5 ring induction hob and extractor. There are two built in Neff glide and slide ovens and built in Neff microwave and warming draw. Integrated full length fridge and freezer, integrated dishwasher, pull out bin and a water softener system. The kitchen has a tiled floor with underfloor heating and spotlights.

Lounge/Dining/Family Area 10.98m (36') max x 5.38m (17'8") max

Tiled floor with under floor heating, spotlights, double glazed bi folding doors and double glazed double doors to the rear.

Master Bedroom 4.17m (13'8") x 3.96m (13')

Double glazed window to rear, radiator, engineered oak flooring and opening to:

Walk Through Wardrobe 2.7m (8'8") x 1.8m (5'9") This property takes the walk in wardrobe to the next level with a 'Walk Through' wardrobe with 9 meters of hanging space and custom built doors, engineered oak flooring and spotlights.

Leading to dressing room 3.96 meters x 2.15 meters:

Dressing Room 3.96m (13') x 2.15m (7') Double glazed window to front, radiator, engineered oak flooring.

En Suite Wet Room This En Suite Wet Room is refitted suite comprising WC, twin vanity wash hand basin, freestanding bath and Mira digital smart shower, part tiled walls, tiled flooring with electric underfloor heating, heated towel rail, ceiling spotlights and double glazed window to side.

Utility 2.88m (9'5") x 2.14m (7') Fitted with a matching range of base units with worktop space over, storage cupboard, tiled flooring with under floor heating, ceiling spotlights, door to garage and double glazed window to side.

Wash hand basin and lowlevel WC, tiled splashback and engineered oak flooring.

Double Garage 6.98m (22'11") x 5.22m (17'2") Electric door, plumbing for washing machine, stainless steel sink, base units and space for tumble dryer.

First Floor

Entertainment Room 9.96m (32'8") x 5.66m (18'7")

Double glazed windows to front and rear, radiators, engineered oak flooring and double glazed double doors to:

Balcony 6.88m (22'7") x 5.13m (16'10")Rubber flooring.

Bedroom 2 4.29m (14'1") max x 3.68m (12'1")Double glazed window to rear, dressing area, engineered oak flooring, spotlights, radiator and door to:

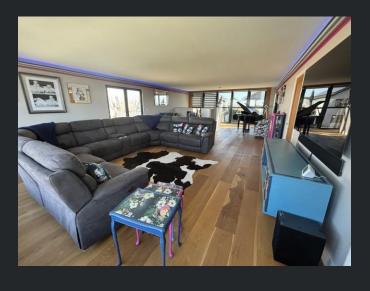
En-suite

Fitted three piece suite comprising wash hand basin, shower and low-level WC, tiled splashbacks, heated towel rail, tiled flooring and spotlights.

Bedroom 3 5.08m (16'6") x 3.96 (12'9") Double glazed window to front, radiator and engineered oak flooring,











Bedroom 4 5.08m (16'8") max x 3.97m (13') max Double glazed window to front, radiator and engineered

oak flooring. Bedroom 5

3.68m (12'1") x 2.88m (9'5") Double glazed window to rear, radiator and engineered oak flooring.

Bathroom

3.77m (12'4") x 1.87m (6'2") Fitted four piece suite comprising shower, super sized bath, vanity wash hand basin, low level WC, tiled splashbacks, tiled flooring and double glazed window to side.

Outside

There are beautiful gardens to the front and rear with lawn, patio and low maintenance areas. The driveway to the front leads to the double garage. Double gates to the side leads to further parking.

Approx plot size 1/3rd acre STMS.

EPC Rating-B

Offices

Ground Floor

Entrance

Double glazed entrance door, electric heating.

WC

Double glazed window to front, wash hand basin and low-level WC, tiled flooring.

Office 3

3.86m (12'8") x 3.03m (9'11") Laminate flooring, fitted with a matching range of base units with worktop space over.

Garage 5.16m (16'11") x 4.03m (13'3") Electric door.

First Floor

Office 2 4.03m (13'3") x 2.63m (8'8") Double glazed window to front, laminate flooring, electric heating.

Office 1 7.19m (23'7") max x 4.97m (16'4") max Double glazed windows to front and rear, laminate flooring, electric heating.

