



First floor

Ground floor

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Albert Way, Chatteris, Cambs, PE16 6US

Individual Detached House - Immaculately Presented - 5 Bedrooms - Refitted Kitchen & Open Plan Living - Ground Floor WC, Ensuite & Utility - First Floor Bathroom & En Suite - Enclosed Rear Garden With Balcony & Field Views To Rear - Driveway, Gated Parking & Double Garage - Annexe With Garage - Call To View (01354) 696700

£790,000



Ground Floor	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.	Leading to dressing room 3.96 meters x 2.15meters:	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.	First Floor	En-suite Fitted three piece suite comprising wash hand basin, shower and low-level WC, tiled splashbacks, heated towel rail, tiled flooring and spotlights.
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.	Master Bedroom 4.17m (13'8") x 3.96m (13') Double glazed window to rear, radiator, engineered oak flooring and opening to:	Dressing Room 3.96m (13') x 2.15m (7') Double glazed window to front, radiator, engineered oak flooring.	WC Wash hand basin and low-level WC, tiled splashback and engineered oak flooring.	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:	Bedroom 3 5.08m (16'6") x 3.96 (12'9") Double glazed window to front, radiator and engineered oak flooring,
	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.	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.	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.	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:	



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Bedroom 4 5.08m (16'8") max x 3.97m (13') max Double glazed window to front, radiator and engineered oak flooring.	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.	Offices	Garage 5.16m (16'11") x 4.03m (13'3") Electric door.
Bedroom 5 3.68m (12'1") x 2.88m (9'5") Double glazed window to rear, radiator and engineered oak flooring.	Approx plot size 1/3rd acre STMS.	Ground Floor	
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.	EPC Rating-B	Entrance Double glazed entrance door, electric heating.	First Floor
		WC Double glazed window to front, wash hand basin and low-level WC, tiled flooring.	Office 2 4.03m (13'3") x 2.63m (8'8") Double glazed window to front, laminate flooring, electric heating.
		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.	Office 1 7.19m (23'7") max x 4.97m (16'4") max Double glazed windows to front and rear, laminate flooring, electric heating.



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