

Total area: approx. 146.0 sq. metres (1571.1 sq. feet)



Ground floor

First floor

TPayne & Co
SALES & LETTINGS

Chatteris Office
6 High Street, Chatteris PE16 6BE
Wisbech Office
The Boatouse, Harbour Square, Wisbech PE13 3BH
01354 696700 info@tpayneandco.co.uk
www.tpayneandco.co.uk

TPayne & Co
SALES & LETTINGS

01354 696700 info@tpayneandco.co.uk



Birch Avenue, Chatteris, Cambs, PE16 6JJ

Cull De Sac Location - Beautifully Presented Detached House - 4 Bedrooms – Kitchen/Breakfast Area – Dining Area - Lounge - Family Bathroom, En-suite & Ground Floor WC – Warp Around Garden - Garage & Driveway - Call To View (01354) 696700

£340,000



Ground Floor

Entrance Hall

Double glazed entrance door, full height double glazed window to front, walk-in storage cupboard, under-stairs storage cupboard, radiator, tiled flooring and doors to:

Lounge

4.24m (13'11") x 3.78m (12'5")
Double glazed bay window to front, fireplace with storage either side, radiator and laminate flooring.

Kitchen/Breakfast Area
5.90m (19'4") x 5.85m (19'2")max

Fitted with a matching range of base and eye level units with worktop space over and matching breakfast bar, 1+1/2 bowl ceramic sink, integrated fridge/freezer and dishwasher, space for range style double gas cooker with extractor hood over, two double glazed windows to side, vertical radiator, part tiled flooring, part laminate flooring, double glazed double doors to enclosed rear garden, open plan to:

Dining Area
3.05m (10') x 2.75m (9')
Double glazed window to side, radiator and laminate

flooring.

WC

Fitted with two piece suite comprising, wash hand basin, low-level WC and extractor fan, tiled splashbacks and tiled flooring.

Utility Area

4.08m (13'5") x 1.90m (6'3")
Fitted with a range of base and eye level units with worktop space over, butler style sink with tiled splashbacks, plumbing for washing machine, space for fridge/freezer and tumble dryer, double glazed window to rear,

double glazed window to front, double glazed doors to rear, double glazed door to front.

First Floor

Landing

Double glazed window to side, radiator, airing cupboard, and doors to:

Master Bedroom

4.50m (14'9") x 3.04m (10')
Double glazed window to rear, radiator and door to:

En-suite

Fitted with three piece suite comprising pedestal wash hand basin, shower enclosure and low-level

WC, fully tiled walls, extractor fan, double glazed window to side, radiator and vinyl flooring.

Bedroom 2

3.62m (11'11") x 3.18m (10'5")
Double glazed window to front and radiator.

Bedroom 3

3.35m (11') x 2.37m (7'9")
Double glazed window to side and radiator.

Bedroom 4

Double glazed window to front, overstairs storage cupboard and radiator.

Bathroom

Fitted with four piece suite comprising panelled bath with hand shower attachment, pedestal wash hand basin, recessed tiled shower enclosure and low-level WC, fully tiled walls, extractor fan, double glazed window to side and radiator.



T Payne & Co
SALES & LETTINGS



Outside

The property has driveway parking to the front with a single garage which has door to side, window to rear and up and over door.

A side gate gives access to the enclosed wrap around garden which is mainly laid to lawn with patio areas, trees, shrubs and raised beds.

EPC Rating - C (solid wall)



T Payne & Co
SALES & LETTINGS