



Fillenham Way, Chatteris, Cambs, PE16 6FW

Built in 2022 - Beautifully Presented - Detached House - 3 Bedrooms - Kitchen/Dining Room & Utility - Lounge - En-suite To Master, Family Bathroom & Ground Floor WC - Enclosed Rear Garden - Driveway - Call To View (01354) 696700

£300,000



Ground Floor
Entrance Hall
 Radiator, LVT flooring, built in cupboard and stairs leading to the first floor.

Lounge
 5.60m (18'3") x 3.09m (10'1")
 Double glazed window to front, radiator, LVT flooring and double doors leading to the garden.

Kitchen/Diner
 5.60m (18'3") x 2.99m (9'8")
 Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, integrated fridge/freezer, dishwasher and washer/dryer, built-in electric oven, built-in gas hob with extractor hood over, double glazed window to front, two double glazed windows to side, radiator and LVT flooring.

Utility
 1.88m (6'1") x 1.58m (5'1")
 Fitted with a matching range of base and eye level units with worktop space over, radiator, LVT flooring and external door leading to the side of the property.

WC
 Fitted with two-piece suite comprising, wash hand basin and WC, tiled splashbacks, radiator, LVT flooring and built in under stairs cupboard.

First Floor

Landing
 Double glazed window to rear and fitted carpet.

Bedroom 1
 3.93m (12'8") Max x 3.15m (10'3")
 Double glazed window to front, radiator, built in wardrobe, built in over stairs storage cupboard and fitted carpet.

En-suite
 Fitted with three piece suite comprising wash hand basin, shower cubicle and low-level WC, tiled splashbacks, radiator and LVT flooring.

Bedroom 2
 3.11m (10'2") x 2.85m (9'3")
 Double glazed window to front, double glazed window to side, radiator and fitted carpet.



Bedroom 3
 2.86m (9'3") x 2.65m (8'6")
 Double glazed window to side, radiator and fitted carpet.

Bathroom
 Fitted with three piece suite comprising panelled bath, wash hand basin and WC, tiled splashbacks, double glazed window to side, radiator and LVT flooring.

Outside
 The property offers a block paved driveway to the side. The front garden is laid to lawn with an area of planted shrubs and paved slabs leading to the front door, there is also a Pickett fence surrounding. A side gate allows access to the rear garden, which consists of a paved patio area, lawn and timber built shed.

EPC Rating: B



Call to arrange a viewing 01354 696700 TPayne & Co
 SALES & LETTINGS

Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

