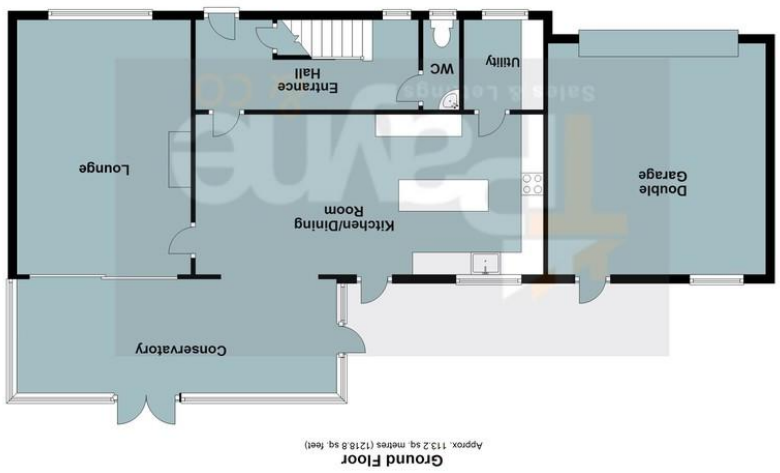

Ground Floor
Approx. 113.2 sq. metres (1218.8 sq. feet)

First Floor
Approx. 65.5 sq. metres (704.6 sq. feet)

Total area: approx. 178.7 sq. metres (1923.4 sq. feet)

Plans are for representational purposes only
Plan produced using PlanUp.

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.

The Property Ombudsman

Ground floor

First floor

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Chatteris Office
6 High Street, Chatteris PE16 6BE

Wisbech Office
The Boathouse, Harbour Square, Wisbech PE13 3BH

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Mere Close, Ramsey Mereside, Huntingdon, PE26 2UQ

Beautifully Presented - Cul De Sac Village Location - Detached Family Home - 4 Double Bedrooms - Kitchen/Diner Open Plan To Conservatory - Lounge - Four Piece Family Bathroom & Ground Floor WC - Mature Front & Rear Gardens - Double Garage & Driveway Offering Ample Parking - Call To View (01354) 696700

£425,000

Ground Floor

Entrance Hall
Entrance door and double glazed window to front, under stairs storage cupboard, radiator, stairs to the first floor, tiled flooring and door to:

Kitchen/Dining Room
7.86m (25'7") x 3.61m (11'8")
Fitted with a matching range of base and eye level units with solid oak worktop space over and matching island, electric induction hob and fitted double oven, china butler style sink, space for fridge/freezer, radiator, tiled flooring, double glazed window to rear and UPVC stable door to rear and door to:

Utility
1.80m (5'9") x 1.79m (5'8")
Fitted with base level units with solid oak worktop space over, stainless steel sink, plumbing for washing machine and dishwasher, tiled flooring, radiator and double glazed window to front.

Lounge
5.74m (18'8") x 3.93m (12'8")
Double glazed window to front, log burner, oak wooden flooring, radiator and double glazed sliding doors leading to the;

Conservatory
(7.22m x 2.57m)
UPVC double glazed windows, air cooling and heating unit, cardene flooring and double glazed door to side.

WC
Fitted with two piece suite comprising, vanity wash hand basin and low-level WC, tiled splashback, tiled flooring and double glazed window to front

First Floor

Landing
Double glazed window to front, storage cupboard and exposed wooden floorboards.

Bedroom 1
3.95m (12'9")x 3.40m (11'1")
Double glazed window to rear, built in storage cupboard, single radiator and exposed wooden floorboards.

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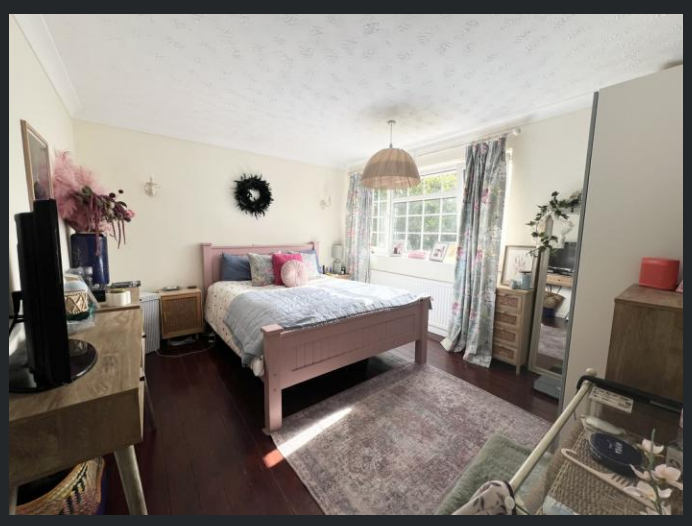

Bedroom 2
4.89m (16") x 3.40m (11'1")
Double glazed window to rear, built in storage cupboards, single radiator and exposed wooden floorboards.

Bedroom 3
4.00m (13'1") x 3.03m (9'9") max
Double glazed window to front, built in storage cupboard, single radiator and exposed wooden floorboards.

Bedroom 4
3.40m (11'1") x 2.88m (9'4") max
Double glazed window to rear, built in storage cupboard, single radiator and exposed wooden floorboards.

Bathroom
Fitted with four-piece suite comprising panelled bath, vanity wash hand basin, shower cubicle and low-level WC, tiled surround, heated towel rail, tiled flooring and double glazed window to side.

Double Garage
Remote-controlled electric crocodile roller door, electric and lighting, window to rear and UPVC door leading to the rear of the property. Wall partition for a gym area.

Outside
This property offers mature and established front garden, comprising of lawn and shrub area. There is a double garage with parking in front offering ample parking for multiple vehicles.

A side gate allows access to an enclosed rear garden, comprising of patio, lawn, raised shrub borders, fishpond, mature shrubs, timber-built summer house and pergola.

EPC RATING - D

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