



Ground floor

First floor

TPayne & Co
SALES & LETTINGS

TPayne & Co
SALES & LETTINGS

01354 696700 info@tpayneandco.co.uk



Gull Way, Chatteris, Cambs, PE16 6DT

Close To Town Location - Detached House - 4 Bedrooms - Kitchen & Utility - Lounge & Dining Room - Ensuite To Master, Bathroom & Ground Floor WC - Enclosed Rear Garden - Garage & Driveway - EPC- TBC - Call To View (01354) 696700

£335,000



Ground Floor

Entrance Hall

Single radiator, fitted carpet and stairs leading to the first floor.

Kitchen

4.19m (13'7") x 3.14m (10'3")
Fitted with a matching range of base and eye level units with worktop space over, composite sink with tiled splashbacks, integrated dishwasher, space for fridge/freezer, built-in double oven, built-in electric hob with extractor hood over, double glazed window to rear, single radiator and vinyl flooring.

Utility

1.74m (5'7") x 1.72m (5'6")
Fitted with a matching range of base and eye level units with worktop space over with tiled splashbacks, plumbing for washing machine, built in under stairs storage cupboard and vinyl flooring.

Lounge

5.55m (18'2") x 3.21m (10'5")
Double glazed bay window to front, single radiator and fitted carpet.

Dining Room

3.36m (11') x 3.21m (10'5")
Single radiator, fitted carpet and double glazed sliding doors leading to the garden.

WC

Fitted with two-piece suite comprising, wash hand basin and WC, tiled splashbacks, single radiator, vinyl flooring and double-glazed window to side.

First Floor

Landing

Double glazed window to side, built in airing cupboard and fitted carpet.

Bedroom 1

3.51m (11'5") max x 3.28m (10'7")
Double glazed window to front, built in double wardrobes storage cupboard and single radiator.

En-suite

Fitted with three-piece suite comprising wash hand basin, shower cubicle and WC, tiled surround, double glazed window to side and tiled flooring.

Bedroom 2

3.28m (10'7") x 3.26m (10'6")
Double glazed window to rear, single radiator and fitted carpet.



T Payne & Co
SALES & LETTINGS



Bedroom 3

2.76m (9") x 1.95m (6'3")
Double glazed window to front, single radiator and fitted carpet.

Bedroom 4

2.77m (9") x 2.09m (6'8")
Double glazed window to rear, single radiator and fitted carpet.

Bathroom

Fitted with three piece suite comprising panelled bath, wash hand basin and WC, part tiled walls, heated towel rail tiled flooring.

Outside

The property offers parking for two vehicles to the side. The garage is connected with power and lighting; there is partial boarding which allows additional storage and fitted with an up and over door. A side gate allows access to an enclosed rear garden which is planted with multi mature shrubs and plants as well as a paved patio area.

EPC Rating: C



T Payne & Co
SALES & LETTINGS