



Ground floor

First floor

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01354 696700 info@tpayneandco.co.uk



The Orchards, Chatteris, Cambs, PE16 6BX

No Upward Chain! - Nicely Presented - Detached House - 3 Bedrooms - Kitchen & 2 Reception Rooms - Main Bathroom, En-suite & Ground Floor WC - Low Maintenance Gardens - Garage & Driveway - Viewing Recommended - Call To View (01354) 696700

£375,000



Ground Floor

Entrance Hall
Double glazed entrance door and window to side, stairs to first floor with stair lift (if desired) under-stairs storage cupboard, radiator and laminate flooring.

Kitchen
4.18m (13'9") x 2.70m (8'10")
Fitted with a matching range of base and eye level units with wooden worktop space over, butler style sink, fully tiled walls, integrated fridge/freezer and dishwasher, plumbing for washing machine, built-in electric fan assisted oven, built-in four ring gas hob with pull out extractor hood over, double glazed window to side, laminate flooring and double glazed door to garden.

Lounge 5.60m (18'4") x 4.22m (13'10")
Double glazed window to side, fireplace with gas fire, radiator, laminate flooring, double glazed double doors to garden and double doors to kitchen.

Dining Room
3.95m (12'11") x 3.45m (11'4")
Double glazed window to front and radiator.

Bedroom 3/Study
4.38m (14'4") x 3.35m (11')
Double glazed window to front and radiator.

WC
Double glazed window to side, fitted with two piece suite comprising pedestal wash hand basin and low-



level WC, tiled splashbacks, tiled flooring and radiator.

First Floor

Landing
Double glazed window to side and stairs to ground floor (with stair lift).

max Master Bedroom
4.56m (15') x 4.29m (14'1")
Double glazed window to rear, fitted with a range of wardrobes with drawers, radiator and door to:

En-suite
Fitted with three piece suite comprising pedestal wash hand basin, tiled shower enclosure and low-level WC, fully tiled walls, extractor fan, radiator and tiled flooring.

Bedroom
2 4.57m (15') x 4.38m (14'4")
Circular double glazed window to front, two double glazed skylights to sides built-in bedroom suite with wardrobes and drawers plus two radiators.

Bathroom
Fitted with three piece suite comprising panelled bath with hand shower attachment and glass screen, pedestal wash hand basin and low-level WC, fully tiled walls, extractor fan, double glazed window to side, airing cupboard with radiator and shelving, radiator and tiled flooring.



Outside
The property has a small garden to the front with shrubs and stonechippings. A pathway leads to the entrance door and rear, low maintenance garden which is laid to block weave patio and driveway. Double gates to the rear give access to the brick built garage which has electric and light as well as remote control electric door.

EPC Rating: TBC

