



Ground floor

First floor

**TPayne & Co**  
SALES & LETTINGS

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**St. Pauls Drive, Chatteris, Cambs, PE16 6DG**

Detached House - 4 Bedrooms - Kitchen & Utility Area - 2 Reception Rooms - Ground Floor WC, First Floor Bathroom & En Suite - Enclosed Rear Garden With Workshop - Driveway & Double Garage - Must Be Viewed (01354) 696700

**£375,000**



**Ground Floor**

**Entrance Hall**

Entrance door with windows to side, fitted carpet, two radiators and stairs to first floor.

**Kitchen Area**

3.06m (10') x 2.47m (8'1")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with tiled splashbacks, space for fridge, freezer and dishwasher, gas hob with extractor hood over, tiled flooring, double glazed window to rear and opening to:

**Utility Area 2.51m (8'3") max x 1.89m (6'2")**

Plumbing for washing machine, space for tumble dryer and double-glazed door to rear.

**Dining Room**

3.91m (12'10") x 3.06m (10')

Window to front, two radiators and fitted carpet.

**Lounge 6.52m (21'5") x 3.10m (10'2")**

Double glazed window to front, fitted carpet, fireplace, two radiators and double door to rear.

**WC**

Fitted with two-piece suite comprising, pedestal wash hand basin and low-level WC, heated towel rail and tiled flooring.

**First Floor**

**Landing**

Airing cupboard and door to:

**Bedroom 1 3.63m (11'11") x 4.20m (13'7")max**

Double glazed window to front, fitted carpet, radiator and door to:

**En-suite**

Fitted with three-piece suite comprising with shower, pedestal wash hand basin and low-level WC, tiled flooring and double-glazed window to front.

**Bedroom 2 3.63m (11'11") x 3.14m (10'4")**

Double glazed window to front, fitted carpet and radiator.



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**Bedroom 3 3.11m (10'2") x 2.80m (9'2")**

Double glazed window to rear, fitted carpet and radiator.

**Bedroom 4 2.79m (9'2") x 2.32m (7'7") max**

Double glazed window to rear, fitted carpet and radiator.

**Bathroom**

Fitted with three-piece suite comprising bath, pedestal wash hand basin and low-level WC, tiled walls, heated towel rail, tiled flooring and double-glazed window to rear.

**Outside**

The property has a front garden with plants and shrubs, and a driveway to the side, leading to the double garage.

There is an enclosed rear garden which is partly laid to lawn and patio with garden room.

**Workshop 4.74m wide x 3.30m depth**

**Double Garage**

5.35m wide x 5.25m depth

EPC Rating - C



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