



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.

Plans are for representational purposes only
Plan produced using PlanItP.



West Street, Chatteris, PE16 6HP

Immaculately Presented - Detached House - 4 Bedrooms - 3 Reception Rooms - Kitchen/Breakfast Room & Utility - En Suite, Bathroom & Downstairs WC - Front & Rear Gardens - Driveway - Call To View (01354 696700) - Open Weekdays Till 8pm - Saturday till 5pm - Sunday till 4pm

£380,000



Property Description

Ground Floor

ENTRANCE HALL

Double glazed entrance door, obscure double glazed windows to front, stairs to first floor landing with under-stairs recess, built in storage cupboard, radiator, tiled flooring, coving to ceiling.

Lounge

5.70m (18'8") x 3.80m (12'6")
Double glazed window to front and side, radiator, solid oak wooden flooring, coving to ceiling, wall and ceiling lights.

Family Room

5.52m (18'1") x 3.46m (11'4")
Double glazed window to front, wood burner with timber mantle, built-in storage space, radiator, coving to ceiling, wall and ceiling lights.

Dining Room

3.80m (12'6") x 3.44m (11'3")
Double glazed windows and double glazed double doors to rear, radiator, tiled flooring, coving to ceiling, wall and ceiling lights.

Kitchen/Breakfast Room

5.40m (17'9") x 3.10m (10'2")
Double glazed window to side and rear, fitted with a matching range of base and eye level units, quartz worktop, stainless steel sink with mixer tap, tiled splashbacks, space and plumbing for dishwasher, space for fridge/freezer, built-in oven, microwave, plate warmer, hob, extractor hood over, feature wall radiator, tiled flooring, coving to ceiling, archway to storage space.

Utility Room

2.40m (7'10") x 2.30m (7'7")
Double glazed window to side and rear, fitted base units, quartz worktop, space and plumbing for washing machine, space for tumble dryer, part tiled walls, radiator, tiled flooring, coving to ceiling.

WC

Obscure double glazed window to side, wash hand basin with cupboard under, mixer tap, WC with hidden cistern, partly tiled walls, tiled flooring and coving to ceiling.

First Floor

Landing

Stairs to ground floor, built-in airing cupboard with hot water tank and wall mounted boiler, radiator, coving to ceiling, light tunnel.

Bedroom 1

4.00m (13'1") x 3.82m (12'7")
Double glazed window to rear, radiator, coving to ceiling.

EN-SUITE

Obscure double glazed window to rear, shower enclosure, WC with hidden cistern, sink with draw unit under, mixer tap, partly tiled walls, heated towel rail, tiled flooring and coving to ceiling, spotlights.

Bedroom 2

4.63m (15'2") plus wardrobes x 3.82m (12'7")
Double glazed window to front and side, range of fitted wardrobes, radiator and coving to ceiling.

Bedroom 3

3.46m (11'4") x 3.00m (9'10")
Double glazed window to front, radiator and coving to ceiling.

Bedroom 4

2.74m (9') x 2.35m (7'9")
Double glazed window to front, radiator and coving to ceiling.

Bathroom

Obscure double glazed window to rear, suite comprising roll top bath with mixer tap, pedestal wash hand basin, shower cubicle, low-level WC, part tiled walls, heated towel rail, tiled flooring, coving to ceiling and spotlights.

Outside

Block paved driveway provides parking for several cars. Gate to the side provides access to the enclosed rear garden which commences with a paved patio lawn area, and hardstanding to the side and is enclosed by trellis and picket fencing, gate opens to the remainder of the garden which is mainly laid to lawn with a circular paved feature and further paved area to the base of the garden. 3 sheds are included within the sale.

Directions

Turning right out of our High Street office, continue into Park Street then West Park. Turn right into Huntingdon Road then left into West Street. This property can be found on the right hand side.

EPC RATING - C

