



Linden Drive, Chatteris, Cambs, PE16 6DZ

Cul De Sac Location - Beautifully Presented - Detached Bungalow - 3 Bedrooms - Kitchen & Utility Area - 3 Reception Rooms - Refitted Bathroom & En Suite - Enclosed Rear Garden - Driveway - No Upward Chain - Call To View (01354) 696700

£325,000



Entrance Hall
Entrance door, fitted carpet, airing cupboard, two radiators and opening to:

Kitchen
2.92m (9'7") x 2.62m (8'7")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with tiled splashbacks, integrated fridge/freezer and slimline dishwasher, gas hob with extractor hood over and double oven, tiled flooring and double-glazed door and window to rear garden room.

Lounge
4.94m (16'2") x 3.32m (10'11")
Double glazed window to side, wood burner, fitted carpet, radiator and double-glazed sliding door to:

Garden Room
5.38m (17'8") x 2.26m (7'5")
Double glazed door to rear, double glazed window to side and rear, radiator and tiled flooring.

Utility / Snug
Fitted eye and base units, stainless steel sink with tiled splashbacks, plumbing for washing machine, space for tumble dryer, radiator, tiled flooring and double-glazed door to side and window to front.

Bedroom 1
4.03m (13'3") x 2.83m (9'3")
Double glazed window to rear, fitted carpet, radiator and door to:

En-suite
2.83m (9'3") x 1.11m (3'8")
Fitted with three-piece suite comprising a shower, vanity wash hand basin and low-level WC, heated towel rail, tiled flooring and double-glazed window to side.

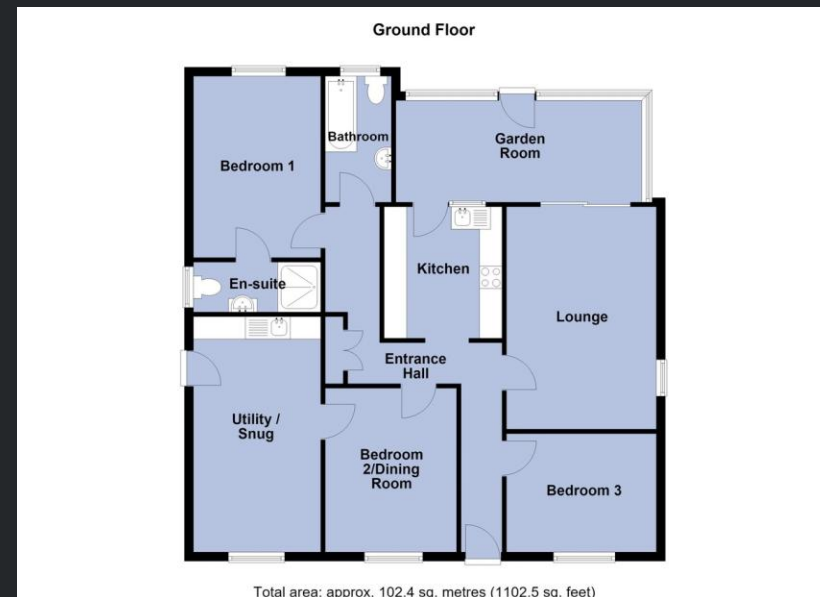
Bedroom 2/Dining Room
3.41m (11'2") x 3.15m (10'4")
Double glazed window to front, radiator and tiled flooring.

Bedroom 3
3.33m (10'11") x 2.63m (8'8")
Double glazed window to front, fitted carpet and radiator.

Bathroom
2.80m (9'2") x 1.50m (4'11")
Fitted three-piece suite comprising a low-level WC, vanity wash hand basin and bath, tiled walls and flooring, heated towel rail and double-glazed window to rear.

Outside
The property has a block paved driveway to the front and a low maintenance garden to the rear, with a selection of trees, a pond and two sheds with power.

EPC - TBC



Call to arrange a viewing 01354 696700

T Payne & Co
SALES & LETTINGS

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.