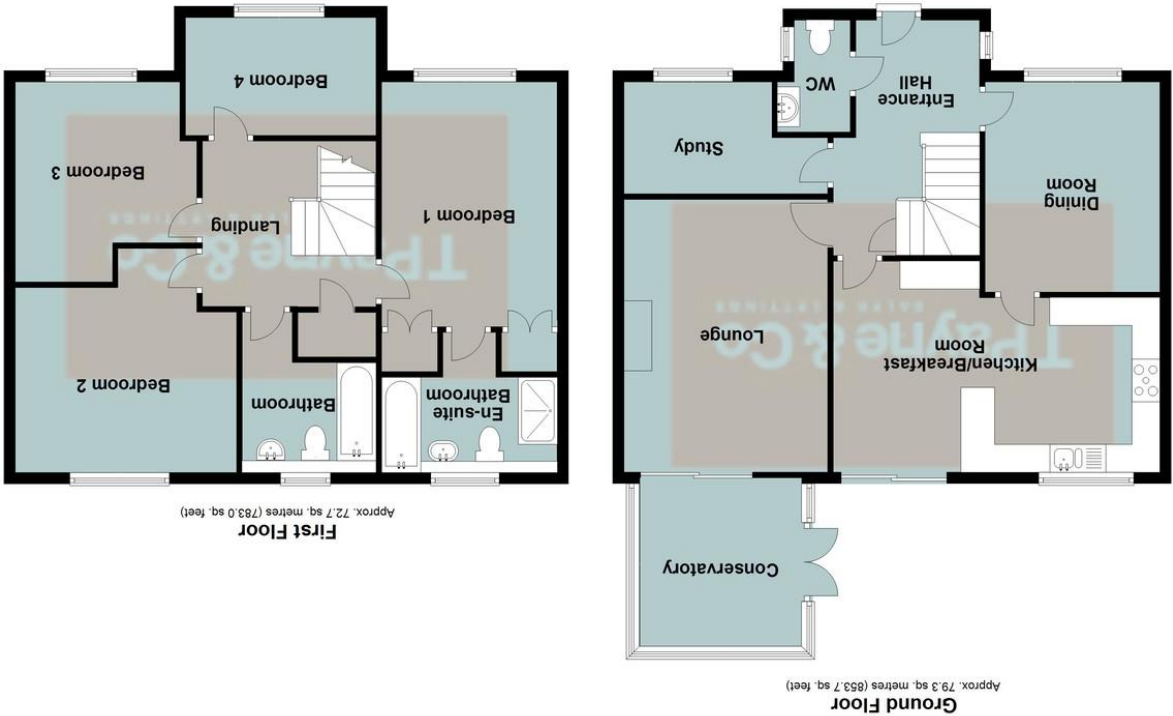


Total area: approx. 152.0 sq. metres (1636.6 sq. feet)



Ground floor

First floor

TPayne & Co
SALES & LETTINGS

Chatteris Office
6 High Street, Chatteris PE16 6BE
Wisbech Office
The Boatouse, Harbour Square, Wisbech PE13 3BH
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Tribune Close, Chatteris, Cambs, PE16 6UY

Cul-De-Sac Location - Beautifully Presented - Detached House - 4 Bedrooms - Kitchen/Breakfast Room - 3 Reception Rooms & Conservatory - Family Bathroom, En-Suite to Master & Ground Floor WC - Double Garage & Driveway - Front & Rear Gardens - Viewing Recommended - Call To View (01354) 696700

£435,000



Ground Floor

Entrance Hall
Double glazed entrance door, double glazed window to side, understairs storage cupboard, radiator, LVT flooring, stairs to first floor.

Kitchen/Breakfast Room
5.84m (19'2") x 3.77m (12'4")
Fitted with a matching range of base and eye level units with quartz worktop space over, matching breakfast bar, 1+1/2 bowl sink with quartz splashbacks, integrated dishwasher and washing machine, fridge/freezer and refuse bins, built-in eye level double oven, built-in hob with extractor hood over, built-in microwave, double glazed window to rear, radiator, LVT flooring, double glazed sliding

patio doors to garden, door to:

Dining Room
3.75m (12'4") x 3.06m (10')
Double glazed window to front, radiator and LVT flooring.

Lounge
4.88m (16') x 3.64m (11'11")
Fireplace with gas fire, radiator, LVT flooring, double glazed sliding patio door to conservatory.

Study
3.64m (11'11") max x 2.00m (6'7")
Double glazed window to front, radiator and LVT flooring.

Conservatory
3.00m (9'10") x 2.93m (9'7")
Double glazed windows to sides and rear, tiled flooring, double glazed double doors to enclosed rear garden.

WC
Double glazed window to side, pedestal wash hand basin with storage under and tiled splashback, low-level WC and LVT flooring.

First Floor

Landing
Airing cupboard, Stairs from ground floor and doors to:

Bedroom 1
4.37m (14'4") x 3.14m (10'4")
Double glazed window to

front, radiator and two built in double wardrobes, door to:

En-suite Bathroom
Fitted with four piece suite comprising panelled bath with hand shower attachment, wash hand basin with storage under and part tiled walls, double shower with folding screen and low-level WC, part tiled walls, heated towel rail, extractor fan, double glazed window to rear and tiled flooring.

Bedroom 2
4.43m (14'6") x 3.30m (10'10") max
Double glazed window to rear and radiator

Bedroom 3
3.67m (12') x 3.25m (10'8") max
Double glazed window to front and radiator.

Bedroom 4
3.17m (10'5") x 2.10m (6'11")
Double glazed window to front and radiator.

Bathroom
Fitted with three piece suite comprising panelled bath with hand shower attachment, separate shower over and glass screen, pedestal wash hand basin and low-level WC, part tiled walls, double glazed window to rear, radiator and tiled flooring

Outside
The property has a double garage with remote control doors, electric and light with parking in front. The front garden is planted with small trees and shrubs with a pathway leading to the front entrance door, while the enclosed rear garden is mainly laid to lawn with patio areas, planted borders, timber shed, trees and shrubs.

EPC Rating: C



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