

Total area: approx. 126.8 sq. metres (1365.0 sq. feet)



Ground floor

First floor

TPayne & Co
SALES & LETTINGS

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

Extended Detached House - 4 Bedrooms - Open Plan Kitchen/Dining/Living Area - 3 Reception Rooms - Utility & Ground Floor WC -First Floor Bathroom & En Suite - Enclosed Rear Garden - Driveway Offering Ample Parking - Call To View (01354) 696700

£370,000



Ground Floor

Entrance Hall
Entrance door, storage cupboard and stairs to first floor.

Kitchen/Breakfast Area
4.41m (14'6") x 3.55m (11'8")
Fitted with a matching range of base and eye level units with worktop space over and matching breakfast bar island with wine cooler, rangemaster cooker with extractor hood over, built-in microwave, 1+1/2 bowl sink, integrated dishwasher, space for

fridge/freezer, laminate flooring with under floor heating, wall mounted air con unit, velux window, double glazed window to rear, double glazed double door(s) to side and open plan to:

Dining / Living Area
4.71m (15'5") x 2.48m (8'2")
Laminate flooring with underfloor heating and door to:

Utility
2.51m (8'3") x 1.84m (6')
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, plumbing for washing machine, space for tumble dryer and double-glazed window to rear.

Lounge
4.37m (14'4") x 3.23m (10'7")
Double glazed window to front, log burner, fitted carpet and radiator.

Office
2.25m (7'5") x 2.06m (6'9")
Double glazed window to front, radiator and door to:

Family Room
3.51m (11'6") x 2.64m (8'8")
Double glazed window to front, fitted carpet and radiator.

WC
2.15m (7'1") x 0.92m (3')
Fitted two piece suite comprising vanity wash hand basin and low-level WC, radiator, tiled flooring and double glazed window to side.

First Floor

Landing
Double glazed window to side, airing cupboard and door to:

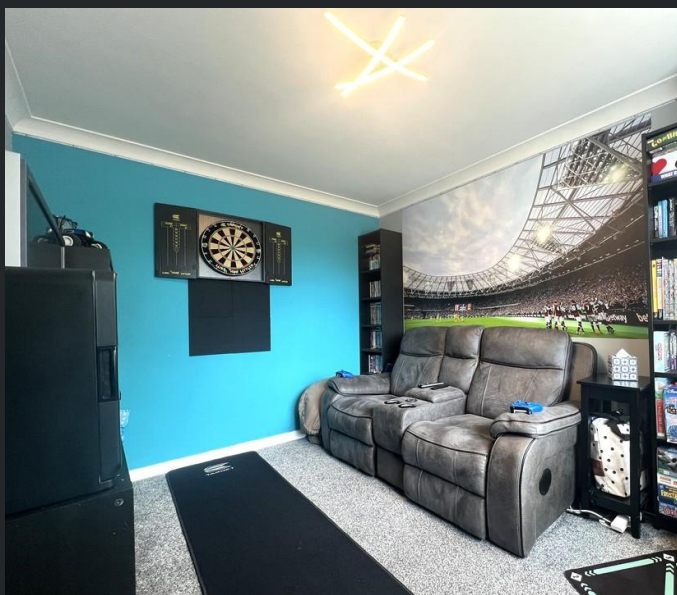
Bedroom 1
3.63m (11'9") x 4.58m (15'0") max
Double glazed window to front, fitted carpet, radiator, built in wardrobe and door to:

En-suite
2.43m (8') x 1.07m (3'6")
Fitted with three-piece suite with comprising a shower, vanity wash hand basin and low-level WC, heated towel rail, tiled flooring and double-glazed window to side.

Bedroom 2
4.18m (13'9") x 2.58m (8'6") max
Double glazed window to rear, fitted carpet and radiator.



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Bedroom 3
3.08m (10'1") x 2.60m (8'6") max
Double glazed window to rear, fitted carpet and radiator.

Bedroom 4
2.35m (7'9") x 2.04m (6'8")
Double glazed window to front, fitted carpet and radiator.

Bathroom
2.46m (8'1") x 1.60m (5'3") max
Fitted with three-piece suite with comprising a bath, vanity wash hand basin and low-level WC, heated towel rail, laminate flooring and double-glazed window to side.

Outside
The property has a block paved driveway to the front offering ample parking. To the rear there is an enclosed garden comprising of lawn, patio, a timber shed and access to:

Storeroom
Door and window to rear.

EPC - TBC



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