



## Fillenham Way, Chatteris, PE16 6FW

Modern Detached House - 4 Bedrooms - Kitchen/Diner & Lounge - Ground Floor WC - First Floor Bathroom & En Suite - Enclosed Rear Garden - Driveway & Integral Garage - Call To View (01354) 696700

**£335,000**



**Ground Floor**

**Entrance Hall**

Entrance door, fitted carpet, radiator, stairs to first floor and door to:

**Lounge**

4.89m (16'1") x 3.36m (11') max Double glazed window to front, fitted carpet, storage cupboard, radiator and double door to:

**Kitchen/Diner**

5.97m (19'7") x 3.25m (10'8") max Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, gas hob with extractor hood over and oven, plumbing for washing machine, space for fridge/freezer and tumble dryer, radiator, laminate flooring and double-glazed window and double door(s) to rear.

**WC**

Fitted with two-piece suite pedestal wash hand basin and low-level WC, radiator, vinyl

flooring and double-glazed window to rear.

**First Floor**

**Landing**  
Fitted carpet and door to:

**Bedroom 1**

4.36m (14'4") x 4.40m (14'4") max Double glazed window to front, fitted carpet, storage cupboard, radiator and door to:

**En-suite**

Fitted with three-piece suite comprising pedestal wash hand basin, shower cubicle and low-level WC, part tiled walls, radiator, vinyl flooring and double-glazed window to side.

**Bedroom 2**

3.74m (12'3") x 3.10m (10'2") max Double glazed window to front, fitted carpet and radiator.

**Bedroom 3**

3.14m (10'4") x 2.64m (8'8") max Double glazed window to rear,

fitted carpet and radiator.

**Bedroom 4**

3.12m (10'3") x 2.60m (8'6") max Double glazed window to rear, fitted carpet and radiator.

**Bathroom**

Fitted with three-piece suite comprising bath with electric shower over, pedestal wash hand basin and low-level WC, part tiled walls, radiator, vinyl flooring and double-glazed window to rear.

**Outside**

The property has a driveway to the front. There is side gate access with a pathway leading to the enclosed rear garden mostly comprising of lawn.

**Garage**

Up and over door, power and lighting.

EPC Rating - B



**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.