

Total area: approx. 129.2 sq. metres (1390.8 sq. feet)



Ground floor

First floor

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Elder Place, Chatteris, Cambs, PE16 6HT

Detached House - 4 Double Bedrooms - Kitchen/Breakfast Room & Utility - 3 Reception Rooms - Ground Floor WC - First Floor Bathroom & En Suite - Enclosed Rear/Side Garden - Driveway & Garage - Call To View (01354) 696700

£425,000



Ground Floor

Entrance Hall
2.94m (9'8") x 1.92m (6'4")
Entrance door, karndean flooring, radiator, stairs to first floor and door to:

Kitchen/Breakfast Room
4.95m (16'3") x 4.43m (14'6")max
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with tiled splashbacks, gas hob with extractor hood over and double oven, integrated fridge/freezer and dishwasher, radiator, tiled flooring, double glazed window and door to rear and door to:



Utility
2.82m (9'3") x 1.53m (5')
Fitted with a matching range of 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.

Lounge
4.68m (15'4") x 3.38m (11'1")
Double glazed window to front, electric fireplace, fitted carpet, radiator and double doors to:

Dining Room
3.38m (11'1") x 2.30m (7'7") max
Double glazed double doors to rear, fitted carpet and radiator.



Study
2.94m (9'8") x 2.82m (9'3")
Double glazed window to front, fitted carpet and radiator.

WC
1.57m (5'2") x 0.91m (3') Fitted with two-piece suite comprising a wash hand basin with tiled splashbacks and low-level WC, radiator and karndean flooring.

First Floor

Landing
Airing cupboard, fitted carpet, radiator and door to:

Bedroom 1
3.95m (13') x 3.39m (11'1") max
Double glazed window to rear, built in wardrobe(s), fitted carpet, radiator and



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door to:

En-suite
1.92m (6'4") x 1.83m (6')
Fitted three-piece suite comprising a pedestal wash hand basin, shower cubicle and low-level WC, radiator, tiled flooring and double-glazed window to rear.

Bedroom 2
3.83m (12'7") x 2.89m (9'6") max
Double glazed window to front, built in wardrobe(s), fitted carpet and radiator.

Bedroom 3
3.10m (10'2") x 3.43m (11'2")max
Double glazed window to front, fitted carpet and radiator.



Bedroom 4
2.94m (9'8") x 2.92m (9'7") max
Double glazed window to rear, fitted carpet and radiator.

Bathroom
2.65m (8'8") x 1.86m (6'1")
Fitted three-piece suite comprising a bath, pedestal wash hand basin and low-level WC, radiator, tiled flooring and double-glazed window to front.

Outside
The property has a driveway to the front and to the side of the property with a single detached garage. There is also an enclosed rear / side garden which is mostly laid to lawn with a patio area and shed.

EPC - TBC



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