



## Huntingdon Road, Chatteris, Cambs, PE16 6EF

Cul-De-Sac Location - Suitable For Multi-generational Living - Corner Plot - Semi Detached Family Home - 4 Bedrooms - Kitchen, Lounge & Conservatory - Bathroom & En-Suite Shower Room - Front, Rear & Side Gardens - Driveway Parking For Several Vehicles - Call To View (01354) 696700

**£300,000**



#### Ground Floor

**Enclosed Porch**  
Double glazed entrance door with window to front., through to:

**Entrance Hall**  
Radiator, stairs to first floor and doors to:

**Kitchen/Breakfast Room**  
5.07m (16'8") x 3.06m (10')  
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink ceramic with tiled splashbacks, plumbing for washing machine, space for fridge/freezer and tumble dryer, built-in eye level double oven, hob with extractor hood over, built-in microwave, double glazed window to rear, laminate flooring and open plan to:

**CONSERVATORY**  
4.93m (16'2") x 3.41m (11'2")  
Park brick construction with uPVC double glazed windows and two sets of double doors to garden, radiator and laminate flooring.

**Lounge**  
4.49m (14'9") max x 3.09m (10'2")  
Double glazed bay window to front and radiator.

**Bedroom 2**  
3.10m (10'2") x 2.50m (8'2")  
Double glazed window to rear, radiator and door to built-in storage cupboard and door to:

**En-suite**  
Fitted with three piece suite with tiled shower enclosure, wash hand basin with storage under and tiled splashback and WC with hidden cistern, heated towel rail, extractor fan and vinyl flooring.

**First Floor**  
**Landing**  
Stairs from ground floor, airing cupboard, double glazed window to side and doors to:

**Bedroom 1**  
3.35m (11') x 3.10m (10'2")  
Double glazed window to front, radiator and built-in wardrobe.

**Bedroom 3**  
3.19m (10'3") x 3.04m (10') max  
Double glazed window to rear, radiator, and built-in wardrobe.

**Bedroom 4**  
2.22m (7'3") x 1.85m (6'1") max  
Double glazed window to front and radiator.

**Bathroom**  
Fitted with a two piece suite comprising of panelled bath with separate shower over and glass screen, pedestal wash hand basin and low-level WC, tiled splashbacks and heated towel rail.

**WC**  
Double glazed window to side, low level WC and vinyl flooring.

**Outside**  
A good sized driveway to the front provides off road parking for several vehicles in addition to a lawn and productive vegetable garden. A gate gives access to the enclosed rear garden which is mainly laid to lawn with patio area suitable for outdoor entertaining, planted beds, trees and shrubs along with two sheds.

EPC RATING: C



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.