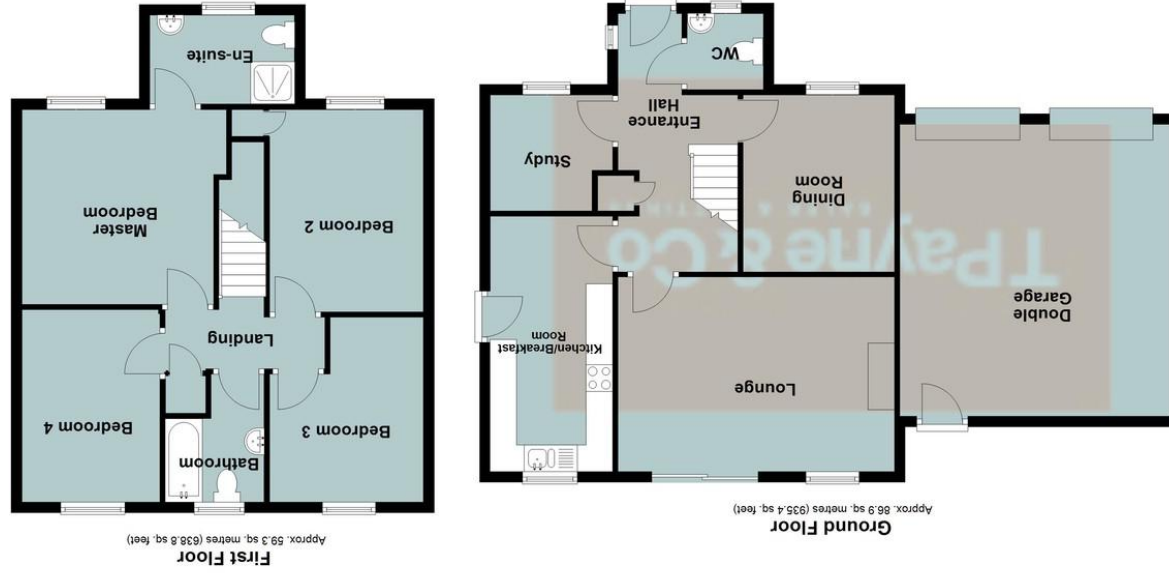


Total area: approx. 146.2 sq. metres (1574.2 sq. feet)



Ground floor

First floor

T Payne & Co
SALES & LETTINGS

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Cricketers Way, Chatteris, Cambs, PE16 6UR

Sought After Location - Detached House - 4 Bedrooms - Kitchen/Breakfast Room, Dining Room & Lounge - Family Bathroom, En-Suite To Master & Ground Floor WC - Front & Rear Gardens - Double Garage & Driveway - Call To View - (01354) 696700

£385,000



Ground Floor

Entrance Hall

Double glazed window to side, storage cupboard, radiator, stairs to first floor and doors to:

WC

Double glazed window to front, fitted with two piece suite comprising pedestal wash hand basin and low-level WC, tiled splashbacks, radiator and extractor fan.

Kitchen/Breakfast Room

4.80m (15'9") x 2.60m (8'6")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, plumbing for washing machine, space for fridge/freezer, built-in eye level electric fan assisted double oven, built-in four ring gas hob with extractor hood over, double glazed window to rear, radiator, vinyl flooring, double glazed door to enclosed rear garden.

Dining Room

3.32m (10'11") x 2.85m (9'4")

Double glazed window to front and radiator.

Study

2.31m (7'7") max x 2.17m (7'2")

Double glazed window to front and radiator.

Lounge

4.93m (16'2") x 3.65m (12')

Double glazed window to rear, gas fire in fireplace, double glazed sliding doors to enclosed rear garden.

First Floor

Landing

Built-in airing cupboard and doors to:

Master Bedroom

3.85m (12'8") x 3.66m (12') Double glazed window to front, radiator and door to:

En-suite

Fitted with three piece suite comprising pedestal wash hand basin, shower enclosure and low-level WC, part tiled walls, extractor fan, double glazed window to front and radiator.

Bedroom 2

3.65m (12') x 2.89m (9'6")

Double glazed window to front, built-in wardrobe and radiator.

Bedroom 3

3.40m (11'2") max x 2.90m

Double glazed window to rear and radiator.

Bedroom 4

3.39m (11'1") x 2.71m (8'11")

Double glazed window to rear, radiator, door to:

Bathroom

Fitted with a three piece suite comprising panelled bath with hand shower attachment, pedestal wash hand basin and low level WC, radiator and double glazed window to rear.



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Outside

A driveway leads to the double garage which has light and electric, two up and over doors and double glazed door for rear access.

EPC RATING: A

The front garden consists of a lawn with pathway to the front entrance door, trees and shrubs. A side gate gives access to the enclosed rear garden which is mostly laid to lawn with patio area, planted borders, shrubs and trees.



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