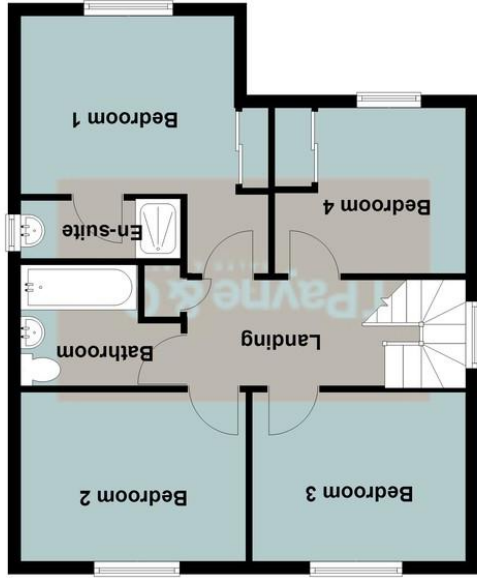
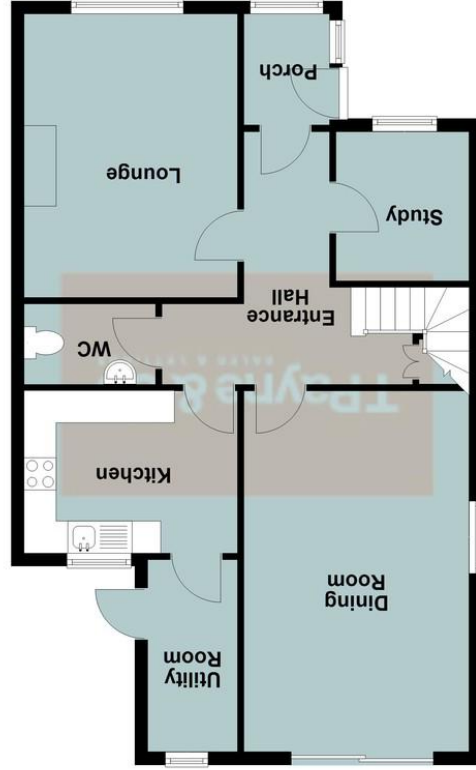


Total area: approx. 134.6 sq. metres (1448.4 sq. feet)



Approx. 53.0 sq. metres (570.4 sq. feet)



Approx. 81.6 sq. metres (878.0 sq. feet)

First floor

Ground floor

Chatters Office
6 High Street, Chatteris PE16 6BE
Wisbech Office
The Boatouse, Harbour Square, Wisbech PE13 3BH
01354 696700 info@tpayneandco.co.uk
www.tpayneandco.co.uk

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01354 696700 info@tpayneandco.co.uk



Wesley Drive, Chatteris, Cambs, PE16 6DQ

Cul-De-Sac Location - Detached House - 4 Bedrooms - Kitchen & 3 Reception Rooms - Utility Room - Family Bathroom, Ensuite To Master & Ground Floor WC - Garage & Driveway Parking - Enclosed Rear Garden - No Upward Chain! - EPC Rating: C - Call To View (01354) 696700

£315,000



Ground Floor

Porch
Enclosed porch with double glazed windows to front and side and vinyl flooring.

Entrance Hall
Double glazed entrance door, under-stairs storage cupboard, wooden flooring, stairs to first floor and doors to:

Lounge
4.40m (14'5") x 3.32m (10'11")
Double glazed window to front, brick built fireplace and single radiator.

Study
2.32m (7'7") x 2.07m (6'10")
Double glazed window to front, eye level cupboards and single radiator.

Dining Room
5.61m (18'5") x 3.27m (10'9")
Two single radiators, wooden flooring, double glazed window to side and double glazed sliding doors to rear garden.

Kitchen
3.35m (11') x 2.54m (8'4")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with tiled splashbacks, plumbing for washing machine and dishwasher, space for fridge, space for cooker, extractor fan, double glazed window to rear, single radiator, door to:

Utility Room
2.99m (9'10") x 1.40m (4'7")
Double glazed window to rear, single radiator, space for

fridge freezer, space for tumble dryer and double glazed door to garden.

WC
Fitted with a two piece suite comprising wall mounted wash hand basin and low level WC, radiator, double glazed window to wide and vinyl flooring.

First Floor

Landing
Double glazed arched window to side, stairs to ground floor, airing cupboard and doors to:

Bedroom 1
3.70m (12'2") x 3.32m (10'11") max
Double glazed window to front, built-in wardrobes with mirrored sliding doors, single radiator and door to:

En-suite
Fitted with two piece suite with comprising, pedestal wash hand basin and tiled shower enclosure with curtain rail, tiled splashbacks, double glazed window to side and vinyl flooring.

Bedroom 2
3.52m (11'7") x 2.64m (8'8")
Double glazed window to rear, single radiator.

Bedroom 3
3.16m (10'4") x 2.64m (8'8")
Double glazed window to rear, single radiator.

Bedroom 4
3.02m (9'11") x 2.44m (8')
Double glazed window to front, built in wardrobe with sliding doors and single radiator.

Bathroom
Fitted with a three piece suite comprising panelled bath with hand shower attachment, pedestal wash hand basin and low level WC, single radiator, vinyl flooring and part tiled walls.

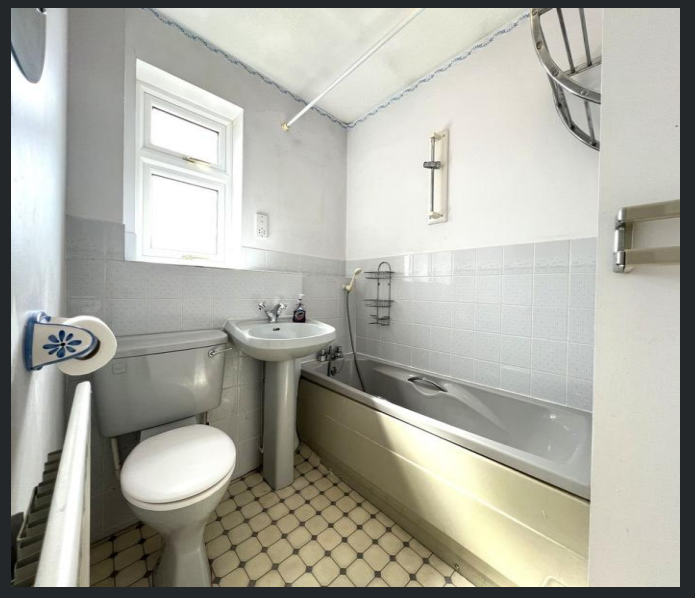
Outside
The property has a single garage with up and over door, double glazed window and door to rear garden and driveway parking. The front and side gardens are mostly laid to gravel with plants trees and shrubs with a pathway leading to the porch. The enclosed rear garden is mostly laid to lawn with patio areas, raised beds, planted borders, trees and shrubs. There is also decked area with pergoda, a greenhouse,

timber shed and side access to the garage.

EPC Rating: C



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