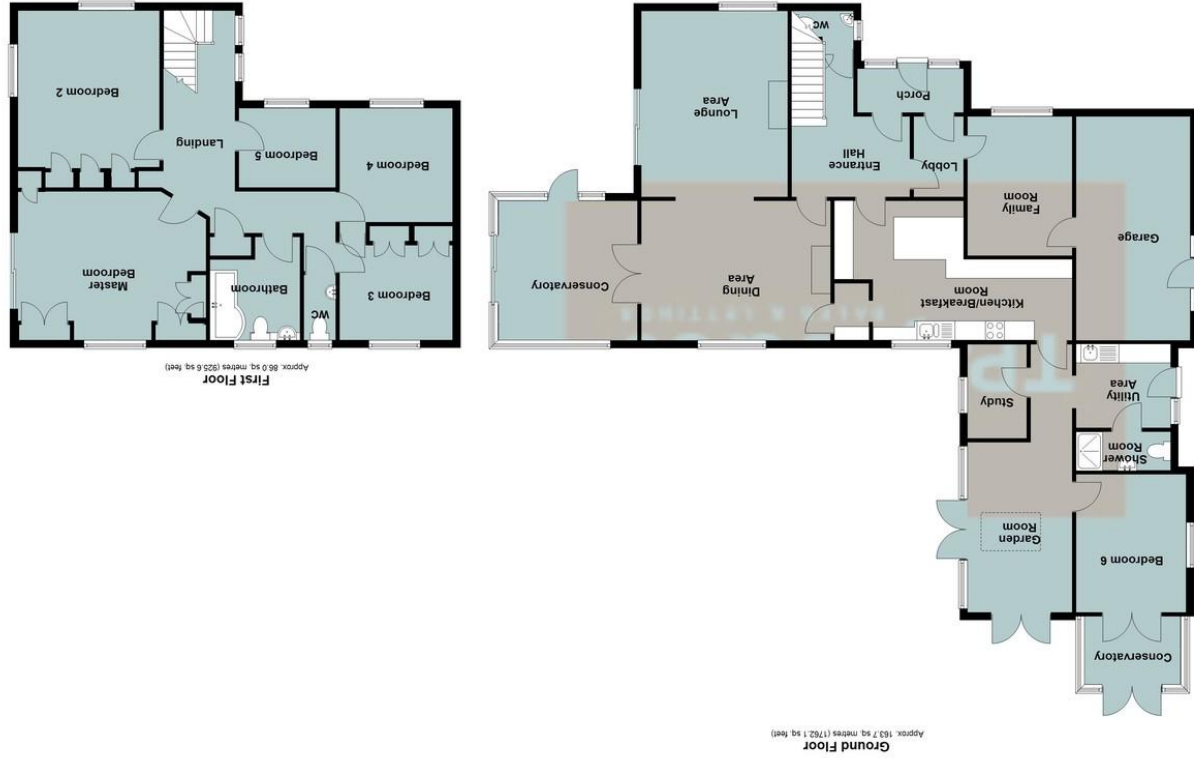


Total area: approx. 249.7 sq. metres (2687.7 sq. feet)



Ground floor

First floor

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SALES & LETTINGS

Chatters Office
6 High Street, Chatters PE16 6BE

Wisbech Office
The Boatouse, Harbour Square, Wisbech PE13 3BH

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London Road, Chatteris, Cambs, PE16 6LW

Annexe Potential - Gated Driveway - Detached House - 6 Bedrooms - 5 Reception Rooms - Family Bathroom, Ground Floor Shower Room & 2 Separate WC's - Utility & Study - Two Conservatories - Garage & Driveway Parking For Several Vehicles - Front, Side & Rear Gardens - Viewing Recommended - Call To View (01354) 696700

£600,000



Ground Floor

Porch
Entrance door, two double glazed windows to front and doors to:

Lobby
With wooden flooring and door to family room.

Entrance Hall
Under-stairs storage cupboard, wooden flooring, stairs to first floor and doors to:

Dining Area
4.98m (16'4") x 3.66m (12')
Double glazed window to rear, open fireplace, radiator, wooden flooring, open plan with lounge area.

Lounge Area
4.88m (16') x 3.86m (12'8")
Double glazed window to front, fireplace with multi fuel burner, wooden flooring, double glazed sliding doors to garden.

Conservatory
Part brick construction with uPVC double glazed windows, radiator, tiled flooring, sliding doors to garden

Kitchen/Breakfast Room
6.27m (20'7") x 3.66m (12')
Fitted with a matching range of base and eye level units with worktop space over, breakfast bar, 1+1/2 bowl ceramic sink with tiled splashbacks, plumbing for dishwasher, space for under

counter fridge, built-in eye level double oven, built-in electric hob with extractor hood over, double glazed window to rear, radiator and tiled flooring.

WC
Fitted with two piece suite comprising Low level WC and wall mounted corner wash hand basin.

Family Room
3.66m (12') x 2.76m (9'1")
Double glazed window to front, radiator, wooden flooring and door to garage.

Utility Area
2.49m (8'2") x 2.21m (7'3")
Fitted with a range of base units, stainless steel sink, plumbing for washing

machine, space for fridge/freezer and tumble dryer, double glazed window to side, laminate flooring, double glazed door to side, door to:

Shower Room
Fitted with three piece suite with comprising, tiled shower enclosure, wall mounted wash hand basin and low-level WC, part tiled walls, extractor fan and laminate flooring.

Bedroom 6
3.62m (11'11") x 2.90m (9'6")
Double glazed window to side, electric radiator, vinyl flooring, double glazed double doors to:

Garden Room
7.16m (23'6") max x 2.90m (9'6") max
Two double glazed windows to

side, skylight, radiator, laminate flooring, two sets of double glazed double doors to garden.

Conservatory 2
Double glazed windows to side and rear with double doors to garden.

Study
2.49m (8'2") x 1.71m (5'7")
Double glazed window to side and laminate flooring.

First Floor

Landing
Two windows to side, stairs to ground floor and doors to:

Master Bedroom
4.96m (16'3") x 4.45m (14'7")
Double glazed window to rear, double glazed sliding

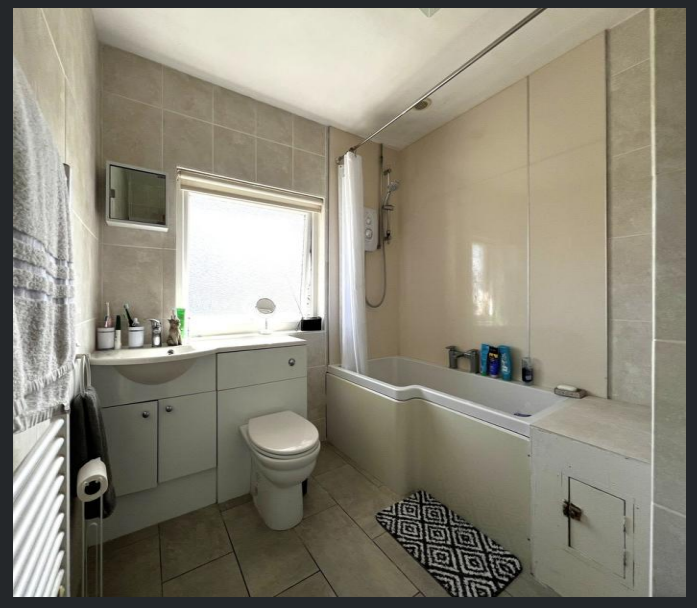
doors to balcony, fitted with a range of built-in wardrobes and drawers and radiator,

Bedroom 2
4.65m (15'3") max x 3.87m (12'4")
Double glazed window to front, double glazed window to side, built-in storage cupboards, vinyl flooring and single radiator.

Bedroom 3
3.00m (9'10") max x 2.94m (9'8")
Double glazed window to rear, built-in wardrobe(s) and single radiator.



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Bedroom 4
2.95m (9'8") x 2.95m (9'8")
Double glazed window to front and single radiator.

Bedroom 5
2.91m (9'7") x 2.27m (7'5")
Double glazed window to front, single radiator and vinyl flooring.

Bathroom
Fitted with three piece suite comprising, P shaped bath with separate shower over, wash hand basin with storage under and WC with hidden cistem, fully tiled walls, heated towel rail, extractor fan and double glazed window to rear.

WC
Fitted with a two piece suite

comprising WC and wall mounted wash hand basin, double glazed window to rear and single radiator.

Outside

Garage
With electric and lighting, double glazed door and windows to side.

A gated driveway provides secure ample parking for several vehicles together with a garage which has access from the driveway. The walled front garden is laid to lawn with trees and shrubs with a gate to the side and rear gardens. The rear garden is laid to both natural and artificial lawn with patio and seating areas, pergola, raised beds, mature trees,

plants and shrubs, together with several timber outbuildings and greenhouse.

EPC Rating: D

Please Note:-

Ariel boundary shot of the property is for guidance only. please rely upon your own investigations



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