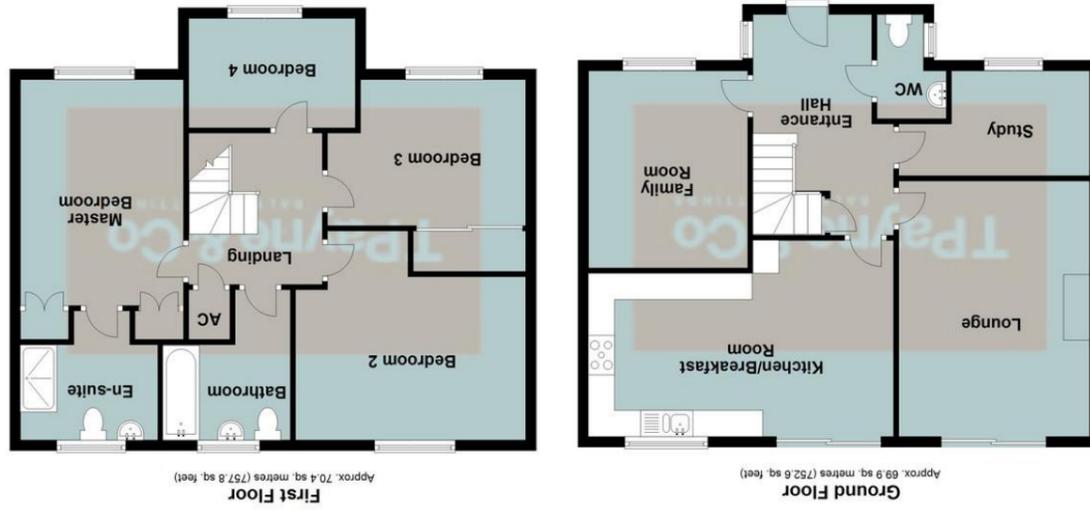


Total area: approx. 140.3 sq. metres (1510.4 sq. feet)



Ground floor

First floor

T Payne & Co
SALES & LETTINGS

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Wisbech Office
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T Payne & Co
SALES & LETTINGS

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Wenny Road, Chatteris, Cambs, PE16 6UT

Cul-De-Sac Location - Beautifully Presented Detached House - 4 Bedrooms - Kitchen & 3 Reception Rooms - Family Bathroom, En-Suite & Ground Floor WC - Detached Double Garage & Driveway - Enclosed Rear Garden - No Upward Chain - Call To View - (01354) 696700

£425,000



Ground Floor

Entrance Hall

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

Kitchen/Breakfast Room

5.80m (19') x 3.74m (12'3")
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink, plumbing for washing machine and dishwasher, space for fridge/freezer, range, five ring gas range style hob with extractor hood over, built-in microwave, double glazed window to rear, radiator, tiled flooring and double glazed sliding doors to garden.

Lounge

4.85m (15'11") x 3.64m (11'11")
Fireplace with electric for fire, two radiators and double glazed sliding doors to garden.

Family Room

3.74m (12'3") x 3.04m (10')
Double glazed window to front and radiator.

Study

3.65m (12') max x 2.00m (6'7")
Double glazed window to front and radiator.

WC

Double glazed window to side, pedestal wash hand basin and low-level WC, tiled splashback, radiator and laminate flooring.

First Floor

Landing

Stairs from ground floor and doors to:

Master Bedroom

4.35m (14'3") x 3.12m (10'3")
Double glazed window to front, built-in wardrobes, radiator and door to en-suite.

En-suite

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

Bedroom 2

4.42m (14'6") x 3.99m (13'1") max
Double glazed window to rear and radiator.

Bedroom 3

3.68m (12'1") max x 3.68m (12'1") max
Double glazed window to front, fitted wardrobes with full-length mirrored sliding doors and radiator.

Bedroom 4

3.21m (10'6") x 2.08m (6'10")
Double glazed window to front and radiator.

Bathroom

Fitted with three piece suite comprising panelled bath with hand shower attachment, pedestal wash hand basin and low-level WC, part tiled walls, double glazed window to rear, vinyl flooring and radiator.

Outside

There is a detached double garage with up and over doors, electric, lighting and a door to the rear and off road parking to the front.

Aside gate gives access to the enclosed rear garden which is mainly laid to lawn, trees, shrubs, patio area, side storage area and gravelled area.

EPC Rating: C



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