£410,000

Dock Road, Chatteris, Cambridgeshire PE16 6RE

To arrange a viewing call us now on 01354 694900

This IMPRESSIVE property provides well-planned accommodation ideally suited to family life. The ground floor features a stylish RE-FITTED kitchen/dining room, a spacious living room, separate family room, and a DEDICATED home OFFICE, offering flexible space to suit a variety of needs. Upstairs, there are four generous double bedrooms, including a superb principal bedroom with walk-in wardrobe and EN-SUITE shower room. A well-appointed family bathroom serves the remaining bedrooms and benefits from both a separate shower and bath. Externally, the property continues to impress with ample off-road parking, a double tandem GARAGE, and a fabulous rear garden, ideal for outdoor entertaining, family enjoyment, and relaxation.

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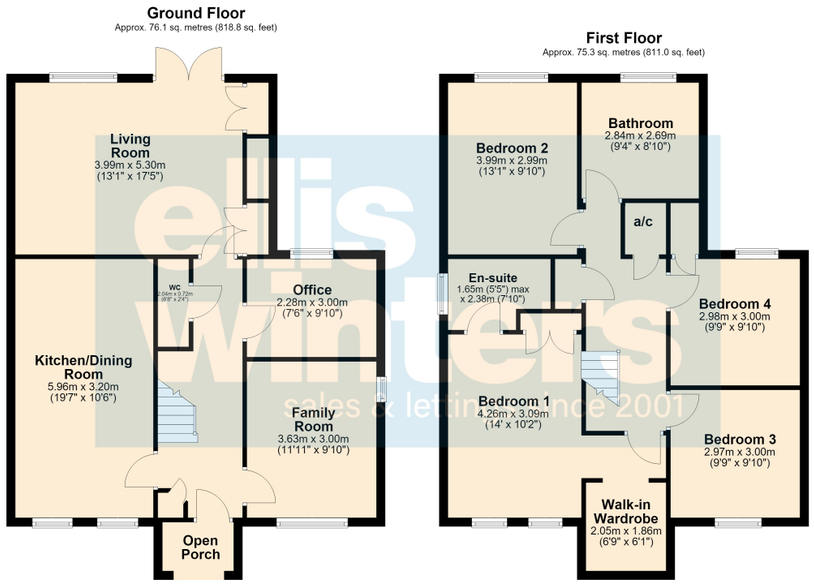

Total area: approx. 151.4 sq. metres (1629.7 sq. feet)

GROUND FLOOR

Kitchen/Dining Room
5.96m (19'7") x 3.20m (10'6")
Fitted with a modern range of wall and base units with wooden worktops, fully integrated with full size fridge and freezer, washing machine and dishwasher, single electric oven plus microwave/combi oven, island with additional storage and breakfast bar, single sink and drainer, wall mounted gas boiler, two windows to front
and door out to driveway.

Family Room
3.63m (11'11") x 3.00m (9'10")
Windows to both front and side.

Office
3.00m (9'10") x 2.28m (7'6")
Window to rear.

Living Room
5.30m (17'5") x 3.99m (13'1")
Set at the rear of the property with window overlooking the garden and double doors leading out, fireplace housing wood burning stove, alcove storage cupboards.

WC
2.04m (6'8") x 0.72m (2'4")
Fitted with a low level wc and hand wash basin.

FIRST FLOOR

Bedroom 1
4.26m (14') x 3.09m (10'2")
Two windows to front, fitted wardrobe.

Walk-in Wardrobe
2.05m (6'9") x 1.86m (6'1")
Hanging rails and space for storage.

En-suite
2.38m (7'10") x 1.65m (5'5") max.
Fitted with a double shower cubicle, low level wc and hand wash basin. Window to side.

Bedroom 2
3.99m (13'1") x 2.99m (9'10")
Window to rear.

Bedroom 3
3.00m (9'10") x 2.97m (9'9")
Window to front.

Bedroom 4
3.00m (9'10") x 2.98m (9'9")
Window to rear.

Bathroom
2.84m (9'4") x 2.69m (8'10")
Fitted with a panelled bath, separate shower cubicle, low level wc and hand wash basin set within vanity unit. Window to rear.

OUTSIDE

The front garden is enclosed by hedging and is gravelled to provide hard standing for off road parking. The double tandem garage with additional workshop area has standard up and over door, power and light. To the rear, the garden is laid to lawn with extensive raised rear patio area with arbour and shrub borders.

SERVICES

Mains gas, electricity, water and drainage. The property has gas fired central heating.

Freehold
Fenland District Council tax band E
Energy rating D

Buyer ID Checks
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.
The cost is £66.67 plus VAT per transaction (£80 inc VAT), payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

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