



Ground floor

First floor

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Tribune Close, Chatteris, Cambs, PE16 6UY

Beautifully Presented - Detached House - 5 Double Bedrooms - Kitchen & 3 Reception Rooms - Conservatory - Main Bathroom, En-Suite to Master & Ground Floor WC - Enclosed Rear Garden - Driveway & Double Garage - Call To View (01354) 696700

£460,000



Ground Floor

Entrance Hall
Entrance door, and double-glazed window to front, wood flooring, storage cupboard, stairs to first floor and door to:

Kitchen/Breakfast Room
4.81m (15'9") x 3.98m (13'1")max
Fitted range of base and eye level units, larder units with built in space for fridge/freezer and double oven, electric hob with extractor hood over, 1 & ½ sink with tiled splashbacks, integrated dishwasher, plumbing for washing machine, matching island with cupboards, pull out



bin, drawers and space for seating, radiator, double glazed window to rear and double doors to rear.

Store/Utility Area
3.03m (9'11") x 2.29m (7'6")
Worktop space, space for tumble dryer and door to conservatory.

Reception Room
3.44m (11'3") x 3.11m (10'2")
Two double glazed windows to front, wood flooring and radiator.

Study
3.04m (10') x 2.00m (6'7")
Two double glazed windows to front, fitted storage cupboard, radiator and wood flooring.



Lounge
5.09m (16'8") x 4.22m (13'8")max
Two double glazed windows and double doors to conservatory, fitted carpet, air con unit, gas fire and radiator.

Conservatory
Double glazed windows to side and rear, double doors to rear and two electric radiators.

WC
Fitted with two-piece suite comprising, vanity wash hand basin and low-level WC, tiled splashbacks, radiator and double-glazed window to front.



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First Floor

Landing
Airing cupboard, fitted carpet, radiator and door to:

Bedroom 1
4.37m (14'4") x 3.67m (12')
Double glazed window to rear, fitted carpet, air con unit, radiator and door to:

En-suite
Fitted with three-piece suite comprising with shower enclosure, vanity wash hand basin and WC, part tiled walls, heated towel rail, tiled flooring and double-glazed window to rear.

Bedroom 2
2.80m (9'2") x 3.66m (12') max
Two double glazed windows to front, radiator and door to:



En-suite
Fitted with three-piece suite comprising with shower cubicle, vanity wash hand basin and WC, laminate flooring and ceiling spotlights.

Bedroom 3
3.66m (12') x 3.32m (10'8") max
Double glazed window to rear, fitted carpet and radiator.

Bedroom 4
3.72m (12'2") x 3.51m (11'5") max
Two double glazed windows to front, fitted carpet and radiator.

Bedroom 5
2.66m (8'9") x 3.42m (11'2") max
Double glazed window to front, fitted carpet and radiator.



Bathroom
Fitted with three-piece suite comprising bath, pedestal wash hand basin and low-level WC, part tiled walls and double window to rear.

Outside
The property is nicely situated on a corner plot with driveway, a car charging point and access to the double garage. A side gate leading to the

enclosed rear garden. The garden comprising of lawn, patio and a decked area with a timber shed that remains.

EPC - TBC



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