

Total area: approx. 153.1 sq. metres (1648.1 sq. feet)



Ground floor

First floor

**TPayne & Co**  
SALES & LETTINGS

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**Dock Road, Chatteris, Cambs, PE16 6RE**

Close To Amenities - Detached House - 4 Bedrooms - Kitchen & 3 Reception Rooms - Family Bathroom, En-Suite to Master & Ground Floor WC - Enclosed Rear Garden - Double Tandem Garage & Driveway Parking - Call To View (01354) 696700

**£345,000**



**Ground Floor**

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

**Kitchen/Breakfast Room**  
4.26m (14') x 3.22m (10'7")  
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink, tiled splashbacks, integrated dishwasher, built-in electric fan assisted oven, built-in four ring electric hob with extractor hood over, two double glazed windows to front, single radiator, tiled flooring, door to utility room.

**Dining Room**  
3.60m (11'10") x 2.98m (9'9")  
Double glazed window to front and single radiator.

**Study**  
2.98m (9'9") x 2.35m (7'9")  
Double glazed window to rear and single radiator.

**Utility Room**  
3.22m (10'7") x 1.64m (5'5")  
Fitted with a matching range of cupboards with worktop space over, plumbing for washing machine, space for fridge/freezer, radiator, tiled flooring, and door to side.

**WC**  
Fitted with two piece suite comprising wash hand basin and low-level WC, tiled splashback, single radiator and laminate flooring.

**Lounge**  
5.83m (19'2") x 3.98m (13'1")  
Double glazed window to rear, single radiator and double glazed double doors to garden.

**First Floor**

**Landing**  
Double glazed window to front, airing cupboard,

storage cupboard stairs to ground floor and doors to:

**Master Bedroom**  
3.33m (10'7") x 4.30m (14'1")  
Two double glazed windows to front, built-in double wardrobes, single radiator and door to:

**En-suite Shower Room**  
Fitted with three piece suite with comprising, shower cubicle, pedestal wash hand basin and low-level WC, fully tiled walls, double glazed window to side and tiled flooring.

**Bedroom 2**  
4.02m (13'2") x 3.06m (10'7")  
Double glazed window to rear, built-in wardrobes and single radiator.

**Bedroom 3**  
3.00m (9'10") x 2.98m (9'9")  
Double glazed window to rear, built-in wardrobe and single radiator.

**Bedroom 4**  
3.00m (9'10") x 3.00m (9'10")  
Double glazed window to front, single radiator.

**Bathroom**

Fitted with four piece suite with comprising, panelled bath, pedestal wash hand basin, shower enclosure and low-level WC, fully tiled walls, extractor fan, double glazed window to rear, single radiator and tiled flooring.



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**Outside**

The property has a double tandem garage to the side which has electric and lighting with ample driveway parking to the front with a lawn. A side gate gives access to the enclosed south facing rear garden which is mainly laid to lawn with patio areas and timber shed.

EPC Rating: TBC



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