



Ground floor

First floor

TPayne & Co
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St. Francis Drive, Chatteris, Cambs , PE16 6BS

Sought After Location - Three Storey Detached House - 5 Bedrooms - Kitchen/Diner & Utility - 2 Reception Rooms - Ground Floor WC & Four Piece Bathroom - First Floor En Suite & Second Floor Jack & Jill En Suite - Enclosed Rear Garden - Gated Driveway & Double Garage - Must Be Viewed (01354) 696700

£450,000



Ground Floor		WC		Bedroom 3	
Entrance Hall Entrance door and double-glazed window to front, fitted carpet, radiator, stairs to first floor and door to:		Fitted with two-piece suite comprising, pedestal wash hand basin and low-level WC, part tiled walls, radiator and double-glazed window to front.		2.89m (9'4") x 2.74m (8'9") Double glazed window to front, fitted carpet and radiator.	
Kitchen/Diner 6.12m (20") x 4.28m (14") Max Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with tiled splashbacks, gas hob and oven with extractor hood over, integrated fridge, freezer and dishwasher, built-in microwave and hot plate, two radiators, tiled flooring, double glazed window to side and rear and double glazed double doors to the garden patio.		First Floor		Bathroom Fitted with four-piece suite comprising a bath, shower cubicle, pedestal wash hand basin and low-level WC, radiator and double-glazed window to side.	
Utility 1.96m (6'4") x 1.94m (6'3") Base unit, stainless steel sink with tiled splashbacks, plumbing for washing machine, space for tumble dryer, radiator, tiled flooring and double-glazed door to rear.		Landing Double glazed window to front, fitted carpet, radiator, stairs to second floor and door to:		Second Floor	
Lounge 6.20m (20'3") x 3.44m (11'2") Double glazed window to front, fireplace, fitted carpet, two radiators and double-glazed double doors to garden patio.		Bedroom 1 4.13m (13'5") x 3.45m (11'3") Double glazed window to front, fitted carpet, radiator and opening to:		Bedroom 4 6.24m (20'4") x 3.45m (11'3") Double glazed window to front, two double glazed windows to side, fitted wardrobe(s), two radiators and door to Jack and Jill En Suite.	
Dining Room 3.48m (11'4") x 2.74m (12'2") Double glazed window to front, fitted carpet and radiator.		Bedroom 2 4.28m (14") x 3.15m (10'3")max Double glazed window to side, fitted wardrobe, fitted carpet and radiator.			
		Dressing Area Double glazed window to rear, fitted wardrobe(s), radiator and door to:			
		En-suite Fitted with four-piece suite comprising a bath, shower cubicle, pedestal wash hand basin and low-level WC, heated towel rail, vinyl flooring and double-glazed window to rear.			



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Bedroom 5 6.24m (20'4") x 2.78m (9'1") Double glazed window to front, two double glazed windows to side, fitted wardrobes, two radiators and door to Jack and Jill En Suite.		Outside The property has a driveway to the side, with double gates leading to further parking and the double garage. There is an enclosed rear garden which is mostly laid to lawn with two patio areas and a garden room with power and lighting currently being used as an office space.	
Jack and Jill En-suite Fitted three-piece suite comprising low level WC, pedestal wash hand basin, shower cubicle, part tiled walls, radiator and skylight.		EPC Rating: C	



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