

£315,000

The Shrubbery, Chatteris, Cambridgeshire PE16 6JE



**To arrange a viewing call us now on 01354 694900**

REFURBISHED THROUGHOUT and finished to a high standard, this STUNNING two-bedroom DETACHED BUNGALOW sits in a sought-after location. Inside, you'll find two generous double bedrooms, a luxurious bathroom, and a bright open-plan kitchen, dining, and living area—perfect for modern living and entertaining.

Outside, a GARAGE, ample off-road parking, and a good-sized garden complete this turnkey home.

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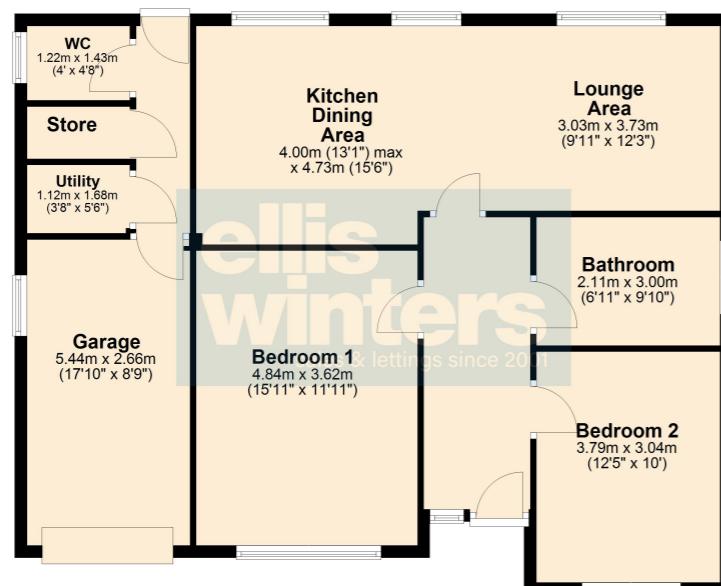
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#### Ground Floor

Approx. 99.6 sq. metres (1071.9 sq. feet)



Total area: approx. 99.6 sq. metres (1071.9 sq. feet)

#### Kitchen Dining Area

4.73m (15'6") x 4.00m (13'1") max.  
Fitted with a modern range of wall and base units, fully integrated with dishwasher and fridge/freezer, eye level double electric oven and four ring ceramic hob with extractor over, luxury quartz worktops, breakfast bar, two windows to rear, open plan to:

#### Lounge Area

3.73m (12'3") x 3.03m (9'11")  
Window to rear, open plan to kitchen/dining room.

#### Bedroom 1

4.84m (15'11") x 3.62m (11'11")  
Stunning freestanding wardrobes, included, window to front.

#### Bedroom 2

3.79m (12'5") x 3.04m (10')  
Window to front.

#### Bathroom

3.00m (9'10") x 2.11m (6'11")  
Fitted with a stunning freestanding bath, separate double shower cubicle, low level wc and hand wash basin. Window to side.

#### Side Lobby

Storage cupboard, door into garage and separate door out to garden.

#### Utility

1.68m (5'6") x 1.12m (3'8")  
Plumbing for washing machine and space for tumble drier, window to rear.

#### WC

1.43m (4'8") x 1.22m (4')  
Fitted with a low level wc and hand wash basin. Panelled walls and window to side.

#### OUTSIDE

The front garden is open plan and laid to gravel for additional parking. A driveway to one side provides off road parking and leads to the single garage 5.44m (17'10") x 2.66m (8'9") which has standard up and over door, power and light.

To the rear, the garden has luxury porcelain patio area, lawn, separate play area and established borders. The Summerhouse has been used as an office by our seller and is fully insulated with windows to front, double doors, power and light.

#### SERVICES

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

#### Freehold

Fenland District Council tax band C  
Energy rating C

#### 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 £49 plus VAT per transaction, 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.

#### Disclaimer

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