Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.




Total area: approx. 145.1 sq. metres (1561.3 sq. feet)

## First floor

## Ground floor

TPayne & Co
SALES & LETTINGS

Chatteris Office
6 High Street, Chatteris PE16 6BE

Wisbech Office
The Boathouse, Harbour Square, Wisbech PE13 3BH

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The Property Ombudsman

TPayne & Co
SALES & LETTINGS

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# St. Peters Drive, Chatteris, Cambs, PE16 6BY

Cul-De-Sac Location - Detached Bungalow - 4 Bedrooms - Kitchen/Breakfast Room & Utility Room - Lounge & Sun Room - Bathroom & Separate WC - Front & Rear Gardens - Double Garage & Driveway Parking - Call To View - (01354) 696700

£385,000







Entrance Hall
Entrance door, storage cupboard, airing cupboard, laminate flooring, radiator and doors to:

Kitchen/Breakfast Room
4.73m (15'6") x 3.16m (10'4")
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, integrated dishwasher, built-in eye level double oven, built-in four ring gas hob with extractor hood over, built-in microwave, double glazed window to rear and laminate flooring.

Lounge/Dining Room
8.34m (27'4") x 4.92m (16'2")
Double glazed box window to side, gas fire in fireplace, three single radiators, double glazed sliding doors to sun room.

approx Sun Room
4.00m (13'1") x 2.56m (8'5")
With vaulted ceiling, double glazed windows to rear and side, tiled flooring and double doors to enclosed rear garden

Utility Room
2.96m (9'9") x 2.70m (8'10")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with tiled splashbacks, plumbing for washing machine, space for fridge, freezer and tumble dryer, double glazed window to side, single radiator and vinyl flooring.

WC
Fitted with two piece suite comprising, pedestal wash hand basin and low-level WC, tiled splashbacks and vinyl flooring.

Rear Lobby
The rear lobby has additional space for a fridge /freezer and has a door leading directly to the kitchen, double glazed door and window to rear, single radiator, laminate flooring and double doors to hallway.

Bedroom 1 4.00m (13'2") x 3.47m (11'5")
Double glazed window to front, fitted with a range of wardrobes with mirrored sliding doors and single radiator.

Bedroom 2 3.98m (13'1") x 3.71m (12'2") max
Double glazed window to front, fitted with a range of wardrobes and single radiator.

Bedroom 3 2.94m (9'8") x 2.73m (8'11")
Double glazed window to front and single radiator.

Bedroom 4 2.96m (9'9") x 2.38m (7'10")
Double glazed window to side and single radiator.

Bathroom
Fitted with five piece suite comprising, panelled bath, pedestal wash hand basin, tiled shower enclosure, bidet and low-level WC, fully tiled walls, vinyl flooring and radiator.

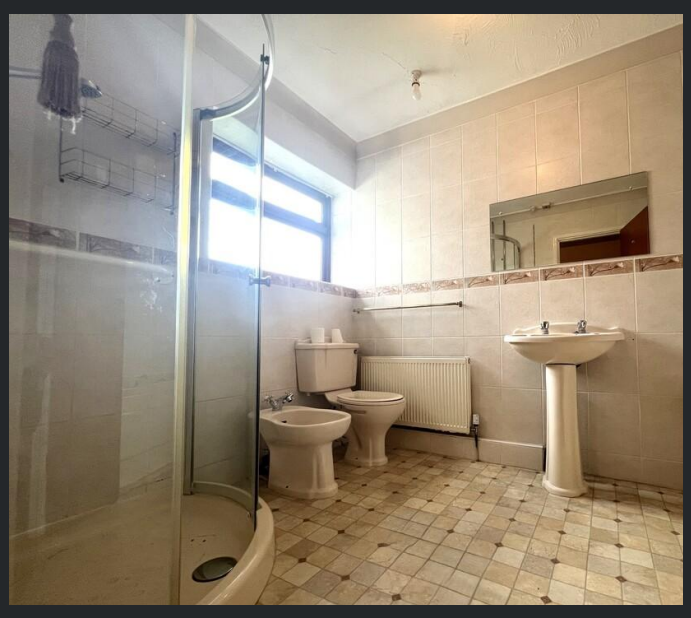
Outside
The property has a double garage with electric doors and window to side and driveway parking. The front and side gardens are mostly laid to lawn with trees and shrubs. A side gate gives access to the enclosed rear garden which is laid to lawn and patio area with raised beds, greenhouse, timber shed, pond, trees, shrubs and plants.

EPC Rating: C

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