St. Pauls Drive, Chatteris, Cambs, PE16 6DG

Extended Detached House - 4 Bedrooms - Open Plan Kitchen/Dining/Living Area - 3 Reception Rooms - Utility & Ground Floor WC -First Floor Bathroom & En Suite - Enclosed Rear Garden - Driveway Offering Ample Parking - Call To View (01354) 696700

£370,000

Ground floor

First floor

Total area: approx. 126.8 sq. metres (1365.0 sq. feet)

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.

Chatteris Office
6 High Street, Chatteris PE16 6BE

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

01354 696700 info@tpayneandco.co.uk
www.tpayneandco.co.uk

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Ground Floor

Entrance Hall
Entrance door, storage cupboard and stairs to first floor.

Kitchen/Breakfast Area
4.41m (14'6") x 3.55m (11'8")
Fitted with a matching range of base and eye level units with worktop space over and matching breakfast bar island with wine cooler, rangemaster cooker with extractor hood over, built-in microwave, 1+1/2 bowl sink, integrated dishwasher, space for fridge/freezer, laminate flooring with under floor heating, wall mounted air con unit, velux window, double glazed window to rear, double glazed double door(s) to side and open plan to:

Dining / Living Area
4.71m (15'5") x 2.48m (8'2")
Laminate flooring with underfloor heating and door to:

Utility
2.51m (8'3") x 1.84m (6')
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, plumbing for washing machine, space for tumble dryer and double-glazed window to rear.

Lounge
4.37m (14'4") x 3.23m (10'7")
Double glazed window to front, log burner, fitted carpet and radiator.

Office
2.25m (7'5") x 2.06m (6'9")
Double glazed window to front, radiator and door to:

Family Room
3.51m (11'6") x 2.64m (8'8")
Double glazed window to front, fitted carpet and radiator.

WC
2.15m (7'1") x 0.92m (3')
Fitted
two piece suite comprising vanity wash hand basin and low-level WC, radiator, tiled flooring and double glazed window to side.

First Floor

Landing
Double glazed window to side, airing cupboard and door to:

Bedroom 1
3.63m (11'9") x 4.58m (15'0") max
Double glazed window to front, fitted carpet, radiator, built in wardrobe and door to:

En-suite
2.43m (8') x 1.07m (3'6")
Fitted with three-piece suite with comprising a shower, vanity wash hand basin and low-level WC, heated towel rail, tiled flooring and double-glazed window to side.

Bedroom 2
4.18m (13'9") x 2.58m (8'6") max
Double glazed window to rear, fitted carpet and radiator.

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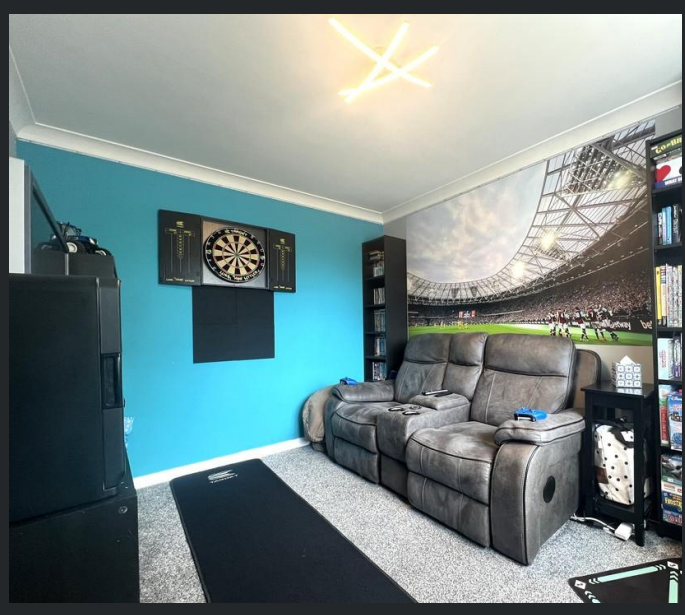

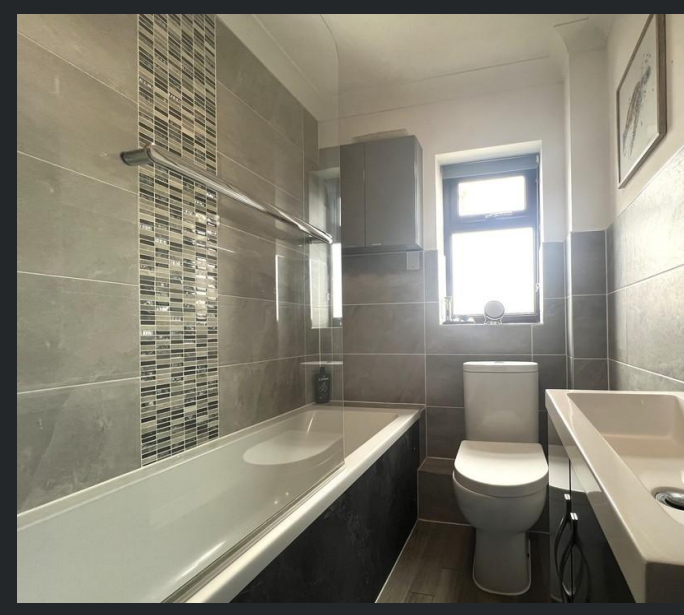

Bedroom 3
3.08m (10'1") x 2.60m (8'6") max
Double glazed window to rear, fitted carpet and radiator.

Bedroom 4
2.35m (7'9") x 2.04m (6'8")
Double glazed window to front, fitted carpet and radiator.

Bathroom
2.46m (8'1") x 1.60m (5'3")max
Fitted with three-piece suite with comprising a bath, vanity wash hand basin and low-level WC, heated towel rail, laminate flooring and double-glazed window to side.

Outside
The property has a block paved driveway to the front offering ample parking. To the rear there is an enclosed garden comprising of lawn, patio, a timber shed and access to:

Storeroom
Door and window to rear.

EPC Rating: D

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