

TPayne & Co  
SALES & LETTINGS  
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## First floor

## Ground floor

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**Gull Way, Chatteris, Cambs, PE16 6DT**

Close To Town Location - Detached House - 4 Bedrooms - Kitchen & Utility - Lounge & Dining Room - Ensuite To Master, Bathroom & Ground Floor WC - Enclosed Rear Garden - Garage & Driveway - EPC- TBC - Call To View (01354) 696700

**£315,000**



#### Ground Floor

Entrance Hall  
Single radiator, fitted carpet and stairs leading to the first floor.

#### Kitchen

4.19m (13'7") x 3.14m (10'3")  
Fitted with a matching range of base and eye level units with worktop space over, composite sink with tiled splashbacks, integrated dishwasher, space for fridge/freezer, built-in double oven, built-in electric hob with extractor hood over, double glazed window to rear, single radiator and vinyl flooring.

#### Utility

1.74m (5'7") x 1.72m (5'6")  
Fitted with a matching range of base and eye level units with worktop space over with tiled splashbacks, plumbing for washing machine, built in under stairs storage cupboard and vinyl flooring.

#### Lounge

5.55m (18'2") x 3.21m (10'5")  
Double glazed bay window to front, single radiator and fitted carpet.

#### Dining Room

3.36m (11') x 3.21m (10'5")  
Single radiator, fitted carpet and double glazed sliding doors leading to the garden.

#### WC

Fitted with two-piece suite comprising, wash hand basin and WC, tiled splashbacks, single radiator, vinyl flooring and double-glazed window to side.

#### First Floor

Landing  
Double glazed window to side, built in airing cupboard and fitted carpet.

#### Bedroom 1

3.51m (11'5") max x 3.28m (10'7")  
Double glazed window to front, built in double wardrobes storage cupboard and single radiator.

#### En-suite

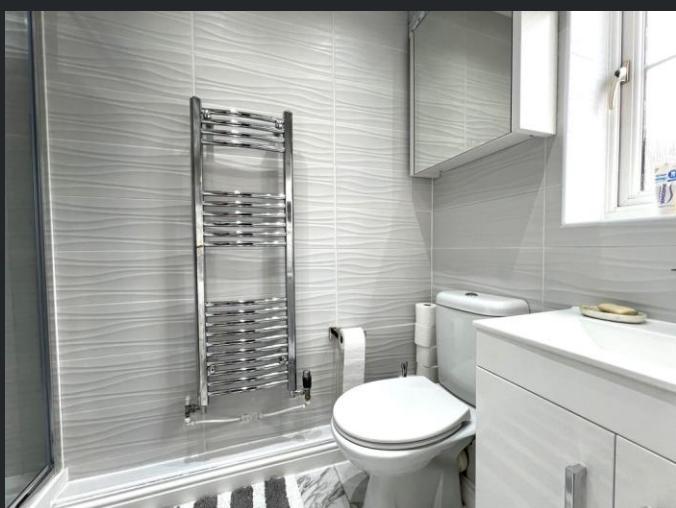
Fitted with three-piece suite comprising wash hand basin, shower cubicle and WC, tiled surround, double glazed window to side and tiled flooring.

#### Bedroom 2

3.28m (10'7") x 3.26m (10'6")  
Double glazed window to rear, single radiator and fitted carpet.



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#### Bedroom 3

2.76m (9") x 1.95m (6'3")  
Double glazed window to front, single radiator and fitted carpet.

#### Bedroom 4

2.77m (9") x 2.09m (6'8")  
Double glazed window to rear, single radiator and fitted carpet.

#### Bathroom

Fitted with three piece suite comprising panelled bath, wash hand basin and WC, part tiled walls, heated towel rail tiled flooring.

#### Outside

The property offers parking for two vehicles to the side. The garage is connected with power and lighting; there is partial boarding which allows additional storage and fitted with an up and over door. A side gate allows access to an enclosed rear garden which is planted with multi mature shrubs and plants as well as a paved patio area.

EPC Rating: C



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