



Ground floor

First floor

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Bridle Close, Chatteris, Cambs, PE16 6AT

Beautifully Presented - Popular Location - 4 Bedroom Detached House - Kitchen/Dining Room - Lounge & Spacious Garden Room - Utility Room - Bathroom, En-suite To Master & Ground Floor WC - Low Maintenance Front & Rear Gardens - Single Garage & Driveway Parking - No Upward Chain! - Call To View (01354) 696700

£347,000



Ground Floor

Hall
Entrance door, stairs to first floor landing with under-stairs storage recess, radiator, vinyl flooring and doors to:

WC
Obscure double glazed window to front, wash hand basin with mixer tap and storage under, tiled splashback, close coupled WC, tiled splashback, radiator and vinyl flooring.

Lounge

4.60m (15'1") x 3.16m (10'4")
Double glazed window to front, gas fire with wooden surround and radiator.

Kitchen/Dining Room

5.44m (17'10") x 3.30m (10'10")
Double glazed window to rear, fitted with a matching range of base and eye level units with worktop over, 1+1/4 bowl sink, tiled splashbacks, integrated dishwasher, built-in electric oven, four ring gas hob with extractor hood over, two radiators,



spotlights and ceiling light, door to utility room and double glazed double doors to:

Garden Room

5.75m (18'10") x 3.30m (10'10")
Part brick and double glazed construction with solid roof and skylight with double glazed windows to sides and rear and double glazed double doors to garden.

Utility Room

2.50m (8'2") x 2.40m (7'10")
Double glazed window

and double glazed door to rear, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, tiled splashbacks, plumbing for washing machine, space for American style fridge/freezer and radiator.

First Floor

Landing
Stairs to ground floor, built in airing cupboard and doors to:

Bedroom 1

3.87m (12'8") x 2.92m (9'7")



Double glazed window to front and radiator.

En-suite
Obscure double glazed window to side, fitted with pedestal wash hand basin, shower enclosure and close coupled WC, part tiled walls and coving to ceiling.

Bedroom 2

5.70m (18'8") x 2.58m (8'6")
Double glazed window to front and rear and radiator.

Bedroom 3

3.22m (10'7") x 3.02m (9'11")
Double glazed window to rear and radiator.

Bedroom 4

2.64m (8'8") x 2.34m (7'8")
Double glazed window to front, fitted wardrobes with sliding doors, shelving and hanging rail and radiator.



Bathroom
Obscure double glazed window to rear, panelled bath with mixer tap, pedestal wash hand basin and close coupled WC, part tiled walls, radiator and vinyl flooring.

enclosed rear garden which is low maintenance with paved patio area, slate chippings, trees, plants and shrubs and a timber shed.

Outside
There is a block paved driveway to the front of the property allowing driveway parking for several vehicles and leading to the integral garage with up and over door. Pathway leads to the front entrance door, with a small area of garden laid to stone chippings. A side gate gives access to the

Directions
Turning left out of our High Street office. Turn right into New Road, right into Farriers Gate, left into Bridle Close and this property is on the right hand side.

EPC RATING - C

