



Ground floor

First floor

TPayne & Co
SALES & LETTINGS

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George Way, Chatteris, Cambs, PE16 6TB

Beautifully Presented Detached House - 5 Bedrooms - 2 Reception Rooms – Kitchen/Breakfast Room - Family Bathroom, 2 En-Suites & Ground Floor Shower Room - Front & Rear Gardens - Double Garage With Work From Home Space & Driveway With Ample Parking – Owned Solar Panels With Battery - Viewing Recommended - Call To View (01354) 696700

£650,000



Ground Floor					
Enclosed Porch Double entrance door, two storage cupboards, laminate flooring and double doors to:		Two double glazed windows to front, double glazed window to side, brick built fireplace with wood burner, under floor heating, double doors to kitchen/dining room and double glazed double doors to garden.			
Entrance Hall Laminate flooring, under floor heating, stairs to first floor, built-in wine rack, door to shower room and kitchen, double doors to lounge and family room.		Kitchen/Dining Room 8.74m (28'8") x 4.00m (13'1") Fitted with a matching range of base and eye level units with worktop space over, matching island unit, 1+1/2 bowl sink, integrated fridge/freezer and dishwasher, built-in eye level double oven, built-in hob with extractor hood over, built-in microwave, double glazed window to rear, double glazed window to side, laminate flooring, under floor heating, double glazed double doors to side and double glazed double bi-fold doors to garden.		doors, single radiator, stairs to ground floor and doors to:	
Shower Room Fitted with a three piece suite comprising tiled shower enclosure, wash hand basin with tiled splashback and low level WC, laminate flooring and extractor fan.		Family Room 4.15m (13'7") x 4.08m (13'5") Double glazed window to side, two double glazed windows to front and under floor heating.		Master Bedroom 4.65m (15'3") x 4.13m (13'6") Double glazed window to side, two double glazed windows to front, single radiator and doors to:	
Lounge 6.34m (20'10") x 4.13m (13'6")		Utility Room 4.15m (13'7") x 2.13m (7') Fitted with a matching range of base and eye level units with worktop space over, full height cupboards, 1+1/2 bowl sink and double glazed door to side, door to:		Walk-in Wardrobe Fitted with drawers, shelving and hanging rails and double glazed window to rear.	
				En-suite Fitted with three piece suite with comprising, wash hand basin with storage under and tiled splashbacks, tiled corner shower enclosure and WC, heated towel rail, extractor fan and vinyl flooring.	
		First Floor		Bedroom 2 4.29m (14'1") x 4.01m (13'2") Double glazed window to side, double glazed window to rear and single radiator	
		Landing Airing cupboard with double		Bedroom 3 4.29m (14'1") x 4.01m (13'2") Double glazed window to rear, double glazed window to side and single radiator.	
				Bedroom 4 4.13m (13'7") x 3.31m (10'10") max Double glazed window to front, double glazed window to side, built-in wardrobe, single radiator, door to:	
				En-suite Fitted with three piece suite comprising, tiled corner	
				Bedroom 5 3.65m (11'11") x 2.55m (8'5") Double glazed window to front and single radiator.	
				Bathroom Fitted with four piece suite with comprising freestanding bath with hand shower attachment, wash hand basin with storage under and tiled splashback, recessed tiled	



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shower enclosure and WC, part tiled walls, extractor fan, double glazed window to side and heated towel rail.		level WC, laminate flooring and extractor fan.			
Double Garage With lighting, electric and base and eye level units with worktop space over and door to.		Top Floor			
Kitchen Area 5.92m (19'5") x 2.00m (6'7") Fitted with a matching range of base and eye level units, stainless steel sink, double glazed window to side, door to shower room and stairs to upper floor.		Home Office 7.92m (26') x 3.80m (12'6") With two double glazed skylights.		Outside A walled, front landscaped garden is mostly laid to lawn with low level plants and shrubs and a pathway leading to the front entrance door. To the side there is a gated driveway laid to stone chippings with parking for several vehicles and leads to the double garage. The rear garden is generously laid to lawn with patio area, pergola with seating area under, ideal for entertaining, planted borders with plants, trees and shrubs. A vegetable garden towards the bottom has raised beds and gravel area and a workshop which has electric and lighting.	
Shower Room Fitted with a three piece suite comprising tiled shower enclosure, wash hand basin with storage under and low					



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EPC Rating B