



Ground floor

First floor

TPayne & Co
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Wood Street, Chatteris, Cambs, PE16 6LJ

Close To Local Amenities - Detached Character Property - 4 / 5 Bedrooms - Kitchen/Diner & 2 Reception Rooms - Utility & Ground Floor WC - First Floor Four Piece Bathroom - Mature Front & Rear Gardens - Gated Driveway Offering Ample Parking, Double Garage & Workshop - Heated Indoor Swimming Pool With Shower Room Facilities With Scope To Be Converted - No Upward Chain – EPC Rating: E - Call To View (01354) 696700

£500,000



Entrance Hall
5.80m (19') x 1.73m (5'8")
Stained window entrance door, fitted carpet, radiator, stairs to first floor and door to:

Lounge
7.57m (24'10") x 3.96m (13')
Double glazed bay window to front, fitted carpet, three radiators and double-glazed sliding door to rear.



Kitchen/Diner
5.81m (19') x 3.95m (13') max
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink, built-in fridge and dishwasher, space for fridge/freezer, electric hob with extractor hood over, double oven, radiator, two double glazed windows to side and door to:

Rear Lobby
3.21m (10'6") x 1.35m (4'4")
Boiler cupboard, double glazed door to side and door to:

WC
1.44m (4'9") x 0.86m (2'10") Fitted with two-piece suite comprising, wash hand basin, low-level WC and double-glazed window to side.

Utility
2.15m (7'1") x 1.90m (6'3")
Eye level units, plumbing for washing machine, space for tumble dryer and door to:



Conservatory
3.97m (13') x 2.84m (9'4") max
Double glazed double door to side, double glazed windows to side and rear and tiled floor.

First Floor
Landing
5.12m (16'7") x 4.57m (14'9")max
Fitted carpet, arch feature and double-glazed window to front.

Bedroom 1
3.93m (12'11") x 3.74m (12'3")
Double glazed window to front, fitted carpet and radiator.

Bedroom 2
3.62m (11'11") x 3.06m (10')
Double glazed window to rear, fitted carpet and radiator.



Bedroom 3
3.60m (11'10") x 3.19m (10'6")max
Double glazed window to rear, fitted carpet and radiator.

Bedroom 4
3.94m (12'11") x 2.27m (7'5")
Double glazed window to front, fitted carpet and two radiators.

Study / Bedroom 5
3.97m (13') x 1.36m (4'6")
Double glazed window to side, fitted carpet and radiator.

Bathroom
3.34m (10'11") x 2.27m (7'5")
Fitted four-piece suite comprising bath, shower cubicle, low level WC, pedestal wash hand basin, cabinet, radiator and double-glazed window to rear.



Outside
The property has beautifully mature front and rear gardens with a variety of trees, shrubs and plants. Entering the property beyond the double gates, the driveway leads to ample parking space, the double garage and workshop. Further to this there is an impressive swimming pool room with shower and changing room facilities with scope to be converted to an office, gym or games room and more. There is two areas of lawn, an orchard with fruit trees, a pond and a patio area.

Swimming Pool Room
12.75m (41'7") x 6.76m (22'1")
Heated swimming pool, double glazed double door to side, two double glazed windows to side, double glazed window to rear, tiled flooring, storage cupboard and door to:

WC
1.52m (5') x 0.89m (2'11")
Comprising wash hand basin and low-level WC.



Shower Room
3.59m (11'9") x 0.88m (2'11")
Shower and changing areas.

Double Garage
5.01m (16'5") x 4.65m (15'3")

Workshop
4.43m (14'6") x 4.25m (13'11")



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