

Guide Price

£300,000 - £310,000

Treeway, Chatteris, Cambridgeshire PE16 6EN



To arrange a viewing call us now on 01354 694900

Situated in a popular residential location, this extended four-bedroom detached family home offers spacious and versatile accommodation, providing an ideal setting for comfortable family living. The property has been thoughtfully extended to create a generous open-plan living/dining/family room, offering a wonderful space for both everyday life and entertaining. There is also a well-equipped kitchen with integrated appliances, together with the added convenience of a ground floor cloakroom.

To the first floor are four good-sized bedrooms, with bedroom one benefiting from its own en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom. The accommodation provides plenty of flexibility for a growing family, with each room offering good proportions and useful space.

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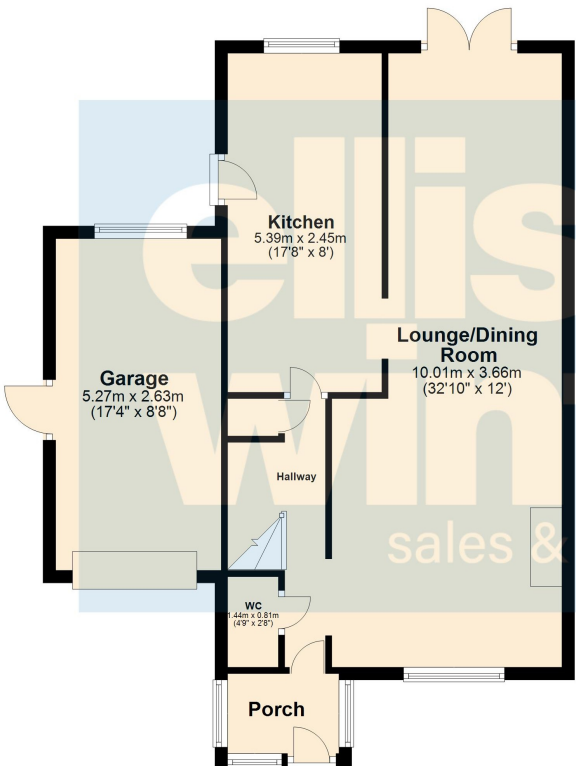
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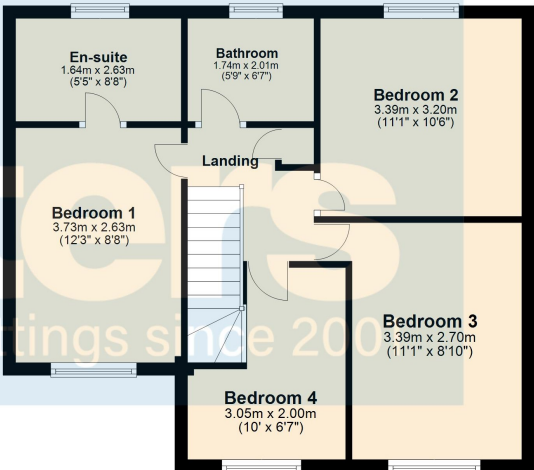
Ground Floor

Approx. 69.1 sq. metres (743.8 sq. feet)



First Floor

Approx. 50.7 sq. metres (545.8 sq. feet)



GROUND FLOOR

Porch
Double glazed windows to front and side.

WC
1.44m (4'9") x 0.81m (2'8")
Obscured double glazed window to side, radiator, vanity wash hand basin, and low-level WC.

Entrance Hall
Built in under stairs storage cupboard, radiator and stairs to the first floor.

Lounge/Dining Room
10.01m (32'10") x 3.66m (12')
Double glazed window to front, fireplace with surround, two radiators, and double doors leading to the garden.

Kitchen
5.39m (17'8") x 2.45m (8')
Fitted with a matching range of base and eye level units with worktop space over, composite sink, tiled walls, plumbing for washing machine and dishwasher, space for fridge/freezer, built-in double oven, built-in electric hob with extractor hood over, tiled flooring.

FIRST FLOOR

Bedroom 1
3.73m (12'3") x 2.63m (8'8") plus 0.01m (0'1") x 0.01m (0'1")
Double glazed window to front, radiator.

En-suite
2.63m (8'8") x 1.64m (5'5") plus 0.01m (0'1") x 0.01m (0'1")
Fitted with three-piece suite comprising wash hand basin, shower cubicle and WC, tiled surround, double glazed window to rear, radiator

Bedroom 2
3.39m (11'1") x 3.20m (10'6")
Double glazed window to rear and radiator.

Bedroom 3
3.39m (11'1") x 2.70m (8'10")
Double glazed window to rear and radiator.

Bedroom 4
3.05m (10') x 2.00m (6'7") plus 0.01m (0'1") x 0.01m (0'1")
Double glazed window to front, radiator .

Bathroom
2.01m (6'7") x 1.74m (5'9") plus 0.01m (0'1") x 0.01m (0'1")
Fitted with three-piece suite comprising panelled bath, wash hand basin and WC, shower panels, double glazed window to rear, radiator Window to rear.

OUTSIDE

To the front of the property is a low maintenance garden which is mainly laid with decorative stones and a driveway to the side which also provides access to the garage. A side gate allows access to an enclosed rear garden comprising patio, lawn and shrub borders.

Garage
5.27m (17'4") x 2.63m (8'8")
Window to rear, up and over door and connected with power and lighting.

SERVICES

Mains electricity, water and gas.
Gas fired central heating.

Tenure Freehold
Fenland District Council tax band D
Energy rating D

Buyer ID Checks
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.
The cost is £66.67 plus VAT per transaction (£80 inc VAT), payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

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