



First floor

Ground floor

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## The Shrubbery, Chatteris, Cambs, PE16 6JE

Popular Cul-De-Sac Location - Detached House - 3 Double Bedrooms - Kitchen & Utility Area - Lounge & Separate Dining Area - Main Bathroom & Ground Floor WC - Front & Rear Gardens - Garage & Driveway Parking - No Upward Chain! - Must Be Viewed! - Call To View (01354) 696700

£325,000



Ground Floor

Porch  
Door to:

Entrance Hallway  
Entrance door, double glazed window to front and side, storage cupboard, airing cupboard, stairs to first floor and doors to:

Lounge Area  
5.78m (19') x 3.64m (11'11")  
Double glazed window to front, fireplace, double glazed sliding doors to garden, open plan archway to:

Dining Area  
3.60m (11'10") x 3.22m (10'7")  
Double glazed window to rear, open plan archway to lounge, folding doors to hallway.

Kitchen  
3.60m (11'10") x 3.34m (10'11")  
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with tiled splashbacks, space for fridge, built-in electric oven, built-in four ring electric hob with extractor hood over, double glazed window to rear, single radiator and vinyl flooring.

Utility Area  
3.01m (9'11") x 2.60m (8'6")  
Base cupboards with worktop space over, stainless steel sink with tiled splashbacks, plumbing for washing machine, space for tumble dryer, double glazed window to rear, vinyl flooring, pantry cupboard, door to garage and door to garden.

WC  
Double glazed window to front, fitted with two piece suite comprising, pedestal wash hand basin and low-level WC, tiled splashbacks and single radiator.

First Floor

Landing  
Two windows to front, stairs to ground floor and doors to:

Master Bedroom  
5.98m (19'7") x 3.64m (11'11")  
Double glazed windows to front and rear with single radiator.

Bedroom 2  
3.63m (11'11") x 3.22m (10'7")  
Double glazed window to rear with single radiator.

Bedroom 3  
3.34m (10'11") x 2.73m (8'11")  
Double glazed window to rear with single radiator.

Bathroom  
Fitted with three piece suite comprising, corner bath with separate shower over and shower curtain, pedestal wash hand basin and low-level WC, part tiled walls, double glazed window to side and single radiator.

Outside  
Nicely situated, the property offers driveway parking with a single garage which has window to side, up and over door, electric and lighting, while the front garden is laid to gravel with trees and mature shrubs with a pathway leading to the front entrance door. Side gates give access to the enclosed rear gardens which are mostly laid to lawn with patio area, planted beds, rockery, mature shrubs and plants.

EPC Rating: TBC



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