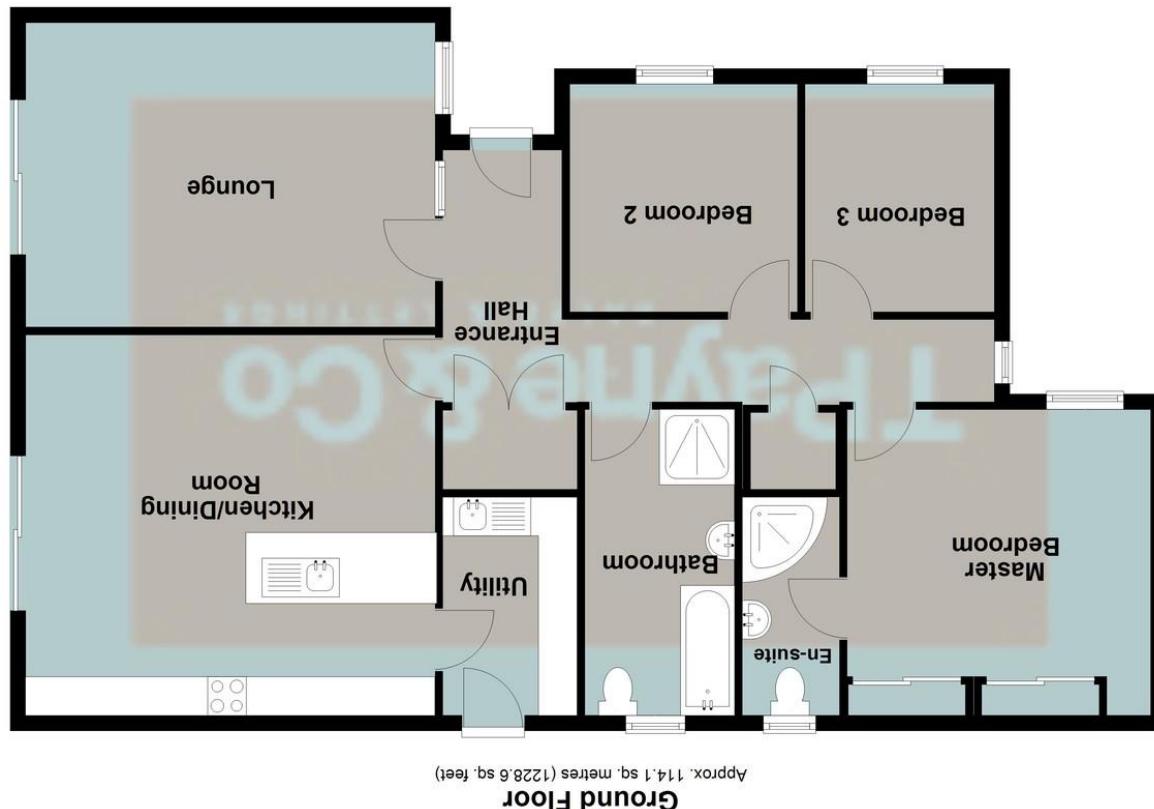


Total area: approx. 114.1 sq. metres (1228.6 sq. feet)



### Ground floor

**TPayne & Co**  
SALES & LETTINGS

### First floor

**TPayne & Co**  
SALES & LETTINGS

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TPayne & Co  
The Boathouse, Harbour Square, Wisbech PE13 3BH  
Wisbech Office  
6 High Street, Chatteris PE16 6BE  
Chatteris Office



**Westbourne Road, Chatteris, Cambs, PE16 6HG**

Tucked Away Location - Detached Bungalow - 3 Double Bedrooms - Lounge, Kitchen/Diner & Utility - Bathroom & En-Suite To Master - Enclosed Rear Garden - Garage & Driveway - Viewing Recommended - Call To View (01354) 696700

**£375,000**



**Entrance Hall**  
Double glazed window to side, large storage cupboard with double doors, airing cupboard, two single radiators, laminate flooring, and doors to:

**Lounge**  
5.30m (17'5") x 3.93m (12'11")  
Double glazed windows to side, two double radiators, double glazed sliding doors to enclosed rear garden,

**Kitchen/Dining Room**  
5.30m (17'5") x 4.92m (16'2")  
Fitted with a matching range of base and eye level units with worktop space

over, matching island with storage cupboards under, 1+1/2 bowl sink, integrated fridge/freezer and dishwasher, tiled splashbacks, built-in eye level electric fan assisted double oven, built-in four ring ceramic hob with

extractor hood over, two double radiators, tiled flooring, double glazed sliding doors to enclosed rear garden, door to

**Utility**  
2.82m (9'3") x 1.74m (5'9")  
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with tiled

splashbacks, plumbing for washing machine, space for tumble dryer, single radiator, tiled flooring, door to side.

**Master Bedroom**  
3.93m (12'11") x 3.72m (12'2")  
Double glazed window to front, fitted with a range of wardrobes with mirrored sliding doors, double radiator and door to:

**En-suite**  
Fitted with three piece suite comprising pedestal wash hand basin, part tiled walls, tiled shower enclosure and low-level WC, heated towel rail,

extractor fan, double glazed window to rear and tiled flooring.

**Bedroom 2**  
2.95m (9'8") x 2.95m (9'8")  
Double glazed window to front and single radiator.

**Bedroom 3**  
2.95m (9'8") x 2.45m (8')  
Double glazed window to front and single radiator.

**Bathroom**  
Fitted with four piece suite comprising panelled bath, wall mounted wash hand basin with part tiled walls, shower enclosure and low-level WC, tiled flooring, extractor fan, double

glazed window to rear and single radiator. **EPC Rating: C**

#### Outside

Tucked away along a quiet private driveway, this property enjoys a peaceful setting. It has a single garage and additional parking. The garage (5.90m x 2.85m) has an up and over door, double glazed window to the rear, power and lighting.

Side gates give access to the enclosed rear, well kept, garden which is mainly laid to lawn with planted borders, plants, shrubs, arbour and patio area.



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