



## Cricketers Way, Chatteris, Cambs, PE16 6UR

Sought After Location - Detached House - 4 Bedrooms - Kitchen/Breakfast Room, Dining Room & Lounge - Family Bathroom, En-Suite To Master & Ground Floor WC - Front & Rear Gardens - Double Garage & Driveway - EPC Rating: TBC - Call To View - (01354) 696700

**£385,000**



#### Ground Floor

##### Entrance Hall

Double glazed window to side, storage cupboard, radiator, stairs to first floor and doors to:

##### WC

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

##### Dining Room

3.32m (10'11") x 2.85m (9'4")  
Double glazed window to front and radiator.

##### Study

2.31m (7'7") max x 2.17m (7'2")  
Double glazed window to front and radiator.

##### Kitchen/Breakfast Room

4.80m (15'9") x 2.60m (8'6")  
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, plumbing for washing machine, space for fridge/freezer, built-in eye level electric fan assisted double oven, built-in four ring gas hob with extractor hood over, double glazed window to rear, radiator, vinyl

flooring, double glazed door to enclosed rear garden.

##### Lounge

4.93m (16'2") x 3.65m (12')  
Double glazed window to rear, gas fire in fireplace, double glazed sliding doors to enclosed rear garden.

##### First Floor

##### Landing

Built-in airing cupboard and doors to:

##### Master Bedroom

3.85m (12'8") x 3.66m (12')  
Double glazed window to front, radiator and door to:

##### En-suite

Fitted with three piece suite comprising pedestal wash hand basin, shower enclosure and low-level WC, part tiled walls, extractor fan, double glazed window to front and radiator.

##### Bedroom 2

3.65m (12') x 2.89m (9'6")  
Double glazed window to front, built-in wardrobe and radiator.

##### Bedroom 3

3.40m (11'2") max x 2.90m  
Double glazed window to rear and

radiator.

##### Bedroom 4

3.39m (11'1") x 2.71m (8'11")  
Double glazed window to rear, radiator, door to:

##### Bathroom

Fitted with a three piece suite comprising panelled bath with hand shower attachment, pedestal wash hand basin and low level WC, radiator and double glazed window to rear.

##### Outside

A driveway leads to the double garage which has light and electric, two up and over doors and double glazed door for rear access.

The front garden consists of a lawn with pathway to the front entrance door, trees and shrubs. A side gate gives access to the enclosed rear garden which is mostly laid to lawn with patio area, planted borders, shrubs and trees.

EPC Rating: A



Call to arrange a viewing **01354 696700** **T Payne & Co**  
SALES & LETTINGS

Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

