



Larham Way, Chatteris, Cambs, PE16 6PH

Close To Town Location - Detached House - 4 Bedrooms - Open Plan Kitchen/Dining/Living Area - Family Room - Bathroom, En-Suite & WC - Rear Garden - Driveway - No Upward Chain - Call To View (01354) 696700

£330,000



Ground Floor

Entrance Hall

Double glazed window to front, under stairs storage cupboard, single radiator and laminate flooring.

Lounge

3.97m (13') x 3.96m (129")
Two double glazed windows to front, open fire with surround, single radiator and fitted carpet.

Dining Room

3.23m (10'5") x 2.72m (8'9")
Single radiator, fitted carpet and double-glazed sliding doors to garden.

Kitchen

3.49m (11'4") x 2.76m (9")
Fitted with a matching range of base and eye level units with worktop space over, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, built-in electric oven, built-in electric induction hob, double glazed window to rear, single radiator and tiled flooring.

WC

Fitted with two-piece suite comprising wash hand basin and WC, tiled splashbacks, single radiator, tiled flooring and double-glazed window to front.

Family Room

5.29m (17'3") x 2.46m (8")
Double glazed window to front, single radiator, laminate flooring, double doors leading to the rear of the property.

First Floor

Landing

Double glazed window to side, fitted carpet and airing cupboard.

Bedroom 1

3.73m (12'2") x 2.82m (9'2")
Double glazed window to front, built-in double wardrobes, single radiator and fitted carpet.

En-suite

Fitted with three piece suite comprising wash hand basin, shower cubicle and WC, tiled surround, double glazed window to side, heated towel rail and tiled flooring.

Bedroom 2

3.03m (9'9") x 2.68m (8'7")
Double glazed window to front, single radiator and laminate flooring.

Bedroom 3

2.82m (9'2") x 2.62m (8'5")
Double glazed window to rear, single radiator and laminate flooring.

Bedroom 4

3.02m (9'9") x 2.12m (6'9")
Double glazed window to rear, single radiator and laminate flooring.

Bathroom

Fitted with three piece suite comprising P-shaped panelled bath, wash hand basin and WC, tiled surround, double glazed window to rear, heated towel rail and tiled flooring.

Outside

This property offers a block paved driveway to the front of the property allowing parking for multiple vehicles. To the rear is a very well-maintained garden which comprises of lawn, patio and planted shrubs and a variety of flowers. There is also a summer house which is connected with power and lighting.

EPC RATING - C



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.