



Ground floor

First floor

**TPayne & Co**  
SALES & LETTINGS

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**George Way, Chatteris, Cambs, PE16 6TB**

Beautifully Presented Detached House - 5 Double Bedrooms - 2 Reception Rooms – Kitchen/Breakfast Room - Family Bathroom, 2 En-Suites & Ground Floor Shower Room - Front & Rear Gardens - Double Garage With Work From Home Space & Driveway With Ample Parking - Owned Solar Panels With Battery - Viewing Recommended - Call To View (01354) 696700

**£650,000**



**Enclosed Porch**  
Double entrance door, two storage cupboards, laminate flooring and double doors to:

**Entrance Hall**  
Laminate flooring, under floor heating, stairs to first floor, built-in wine rack, door to shower room and kitchen, double doors to lounge and family room.

**Shower Room**  
Fitted with a three piece suite comprising tiled shower enclosure, wash hand basin with tiled splashback and low level WC, laminate flooring and extractor fan.

**Lounge** 6.34m (20'10") x 4.13m (13'6")  
Two double glazed windows to front, double glazed window to

side, brick built fireplace with wood burner, under floor heating, double doors to kitchen/dining room and double glazed double doors to garden.

**Family Room**  
4.15m (13'7") x 4.08m (13'5")  
Double glazed window to side, two double glazed windows to front and under floor heating.

**Utility Room**  
4.15m (13'7") x 2.13m (7')  
Fitted with a matching range of base and eye level units with worktop space over, full height cupboards, 1+1/2 bowl sink and double glazed door to side, door to:

**Kitchen/Dining Room**  
8.74m (28'8") x 4.00m (13'1")

Fitted with a matching range of base and eye level units with worktop space over, matching island unit, 1+1/2 bowl sink, integrated fridge/freezer and dishwasher, built-in eye level double oven, built-in hob with extractor hood over, built-in microwave, double glazed window to rear, double glazed window to side, laminate flooring, under floor heating, double glazed double doors to side and double glazed double bi-fold doors to garden.

**First Floor**

**Landing**  
Airing cupboard with double doors, single radiator, stairs to ground floor and doors to:

**Master Bedroom**  
4.65m (15'3") x 4.13m (13'6")  
Double glazed window to side, two double glazed windows to front, single radiator and doors to:

**Walk-in Wardrobe**  
Fitted with drawers, shelving and hanging rails and double glazed window to rear.

**En-suite**  
Fitted with three piece suite with comprising, wash hand basin with storage under and tiled splashbacks, tiled corner shower enclosure and WC, heated towel rail, extractor fan and vinyl flooring.

**Bedroom 2** 4.29m (14'1") x 4.01m (13'2")  
Double glazed window to side, double glazed window to rear

and single radiator

**Bedroom 3** 4.29m (14'1") x 4.01m (13'2")  
Double glazed window to rear, double glazed window to side and single radiator.

**Bedroom 4** 4.13m (13'7") x 3.31m (10'10") max  
Double glazed window to front, double glazed window to side, built-in wardrobe, single radiator, door to:

**En-suite**  
Fitted with three piece suite comprising, tiled corner shower enclosure, wash hand basin with storage under and tiled splashback, low-level WC, heated towel rail, extractor fan and vinyl flooring.

**Bedroom 5** 3.65m (11'11") x 2.55m (8'5")  
Double glazed window to front and single radiator.

**Bathroom**  
Fitted with four piece suite with comprising freestanding bath with hand shower attachment, wash hand basin with storage under and tiled splashback, recessed tiled shower enclosure and WC, part tiled walls, extractor fan, double glazed window to side and heated towel rail.



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**Double Garage**  
With lighting, electric and base and eye level units with worktop space over and door to.

**Kitchen** 5.92m (19'5") x 2.00m (6'7")  
Fitted with a matching range of base and eye level units, stainless steel sink, double glazed window to side, door to shower room and stairs to upper floor.

**Shower Room**  
Fitted with a three piece suite comprising tiled shower enclosure, wash hand basin with storage under and low level WC, laminate flooring and extractor fan.

**Top Floor**

**Home Office**  
7.92m (26') x 3.80m (12'6")  
With two double glazed skylights.

**Outside**  
A walled, front landscaped garden is mostly laid to lawn with low level plants and shrubs and a pathway leading to the front entrance door. To the side there is a gated driveway laid to stone chippings with parking for several vehicles and leads to the double garage. The rear garden is generously laid to lawn with patio area, pergola with seating area under, ideal for entertaining, planted borders with plants, trees and

shrubs. A vegetable garden towards the bottom has raised beds and gravel area and a workshop which has electric and lighting.

**EPC Rating B**



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