Eastbourne Close, Chatteris

Price: Freehold £300,000 offers in excess of

- Spacious Three Bedroom Detached Bungalow
- Extensive Parking
- Amazing Extended Kitchen/Dining Area
- 22ft Lounge
- Generous Bedrooms
- Summer House and private rear garden

EPC Rating: C

www.sharmanquinney.co.uk
Hall
Double glazed front door, cushioned flooring, loft hatch radiator, coving. Access to all rooms.

Living Room 6.78m (22'3") x 3.80m (12'6")
Double glazed window to front aspect, electric fireplace and surround, coved ceiling, double doors leading to kitchen.

Kitchen Area 3.60m (11'10") x 3.30m (10'10")
Refitted with a modern range of wall and base units, under counter lighting, space for freestanding range style cooker, extractor hood above, built in dishwasher, space for American style larder fridge/freezer, flowing through to the dining area.

Dining Area 3.96m (13') x 2.88m (9'5")
Bi-fold double glazed doors leading to the decked area of the garden, ceramic tiled floor, radiator door into garage.

Bedroom 1 3.97m (13') x 3.04m (10')
Double glazed window to front aspect, coved ceiling, radiator.

Bedroom 2 3.60m (11'10") x 2.71m (8'11")
Double glazed window to side aspect, coved ceiling, radiator.

Bedroom 3 3.89m (12'9") x 2.10m (6'11")
Double glazed window to side aspect, coved ceiling, radiator. (Currently used as a dressing room)

Bathroom
Fitted with a 'P' shaped shower bath having mains shower attachment, WC and wash basin. Under floor heating, fully tiled walls and an airing cupboard. Double glazed window to rear aspect.

WC
Fitted with a WC and wash basin. Fully tiled walls and extractor fan.

Garage 3.69m (12'1") x 5.61m (18'5")
Up and over door, power and lighting. To the rear of the garage it has a utility area which benefits from plumbing and space for washing machine and dryer.

Outside
The front has extensive block paved driveway with parking for several vehicles, access to garage and carport to side of property which is gated.
The rear has a raised decked area leading to a lovely lawn and patio area, shed and summer house, range of mature shrubs and plants giving added privacy and fully enclosed. Access to carport area to side of property.

Agents Notes:
The owner has carried out many improvement to the property over the years including new kitchen, new central heating system (boiler now located in loft ) new windows.
1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale.  

Ref: CHA100150 - 0002