£365,000

Railway Lane, Chatteris, Cambridgeshire PE16 6NE



To arrange a viewing call us now on 01354 694900

This CHARMING five-bedroom DETACHED COTTAGE offers spacious and versatile living, featuring a large open-plan lounge/diner complete with a cozy wood burner, perfect for both relaxing and entertaining. The property also benefits from a separate OFFICE, ideal for working from home, and a stylish REFITTED kitchen designed for modern living. On the ground floor, there is a convenient shower room, along with a bright conservatory that provides additional living space and garden views. Upstairs, the home boasts five well-proportioned bedrooms, including a principal bedroom with ensuite, as well as a family bathroom, making it an ideal choice for growing families seeking comfort and character.

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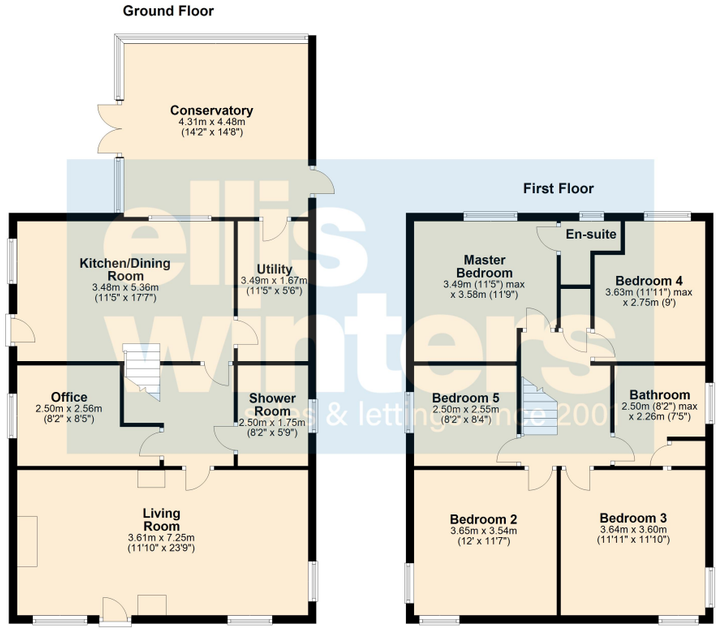
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GROUND FLOOR

Living / Dining Room
7.25m (23'9") x 3.61m (11'10")
Two windows to front and window to side, fireplace housing wood burner.

Office
2.56m (8'5") x 2.50m (8'2")
Window to side, shelving.

Kitchen/Dining Room
5.36m (17'7") x 3.48m (11'5")
Re-fitted with a matching range of wall and base units housing range style cooker, integrated dishwasher and microwave, space for fridge/freezer, 1½ sink and drainer, windows to both side and rear, door out to garden.

Conservatory
4.48m (14'8") x 4.31m (14'2")
Brick and upvc construction with double doors leading out to the garden.

Shower Room
2.50m (8'2") x 1.75m (5'9")
Fitted with a single shower cubicle, low level wc and hand wash basin. Window to side.

Utility
3.49m (11'5") x 1.67m (5'6")
Fitted with wall and base units with plumbing for washing machine and window to side.

FIRST FLOOR

Master Bedroom
3.58m (11'9") x 3.49m (11'5") max.
Window to rear.

En-suite
1.50m (4'11") x 0.74m (2'5")
Fitted with a double shower cubicle, low level wc and hand wash basin comb. Window to rear.

Bedroom 2
3.65m (12') x 3.54m (11'7")
Windows to both front and side.

Bedroom 3
3.64m (11'11") x 3.60m (11'10")
Windows to both front and side.

Bedroom 4
3.63m (11'11") max. x 2.75m (9')
Window to rear.

Bedroom 5
2.55m (8'4") x 2.50m (8'2")
Window to side.

Bathroom
2.50m (8'2") max. x 2.26m (7'5")
Fitted with a corner bath, low level wc and hand wash basin. Window to side.

OUTSIDE

The front garden is enclosed by a low level wall and a driveway to one side provides off road parking. Double gates open to additional parking and lead to an extensive garage workshop which has power and light. To the rear the garden has patio area and lawn.

SERVICES
Mains gas, electricity, water and drainage. The property has gas fired central heating.

Freehold
Energy rating D
Fenland District Council tax band C

Buyer ID Checks
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.
The cost is £66.67 plus VAT per transaction (£80 inc VAT), payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

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