



Paddock House The Shrubbery, Chatteris

Price: Freehold £425,000

- Spacious Four Bedroom Detached Property
- 20Ft Lounge & 15Ft Dining Room
- Utility Room & Cloakroom
- 150Ft Generous Rear Gardens
- Highly Popular Location Close to Town
- Four Good Sized Bedrooms

EPC Rating: C



The attractive Fenland market town of Chatteris is located on the Cambridgeshire Border and is situated about 8 miles from March and also 12 miles from Ely both of which have train stations providing great access links into Stansted airport, London, Cambridge, Ely and Peterborough. Chatteris Town has an array of amenities including a range of primary schools, doctor's surgery, leisure centre, two renowned supermarkets and welcoming pubs and restaurants to suit the whole family!

Spacious Entrance Hall

Double glazed door. Two double glazed frosted windows to the front aspect. Radiator. Stairs to first floor. Coving to ceiling. Doors to:

Cloakroom

Double glazed window to side aspect. Low level WC. Hand washbasin, with tiled splash backs. Extractor.

Utility Room 12' x 9' 8" (3.66m x 2.95m)

Double glazed window to the front aspect and side aspect door to the side. Base units with inset stainless steel sink drainer, with tiled splashback surrounds. Plumbing for washing machine. Vent for tumble dryer. Laminate floor. Radiator. Boiler.

Kitchen Breakfast Room 14' x 11' 10" (4.27m x 3.61m)

Double glazed window to the front & side aspect. Double glazed frosted door to the side aspect. Stainless steel sink drainer set into work surface, with tiled splash back surrounds. Further work surface with cupboards & drawers below, wall mounted matching cupboards. Built in double electric oven, gas hob with cooker hood over. Integrated dishwasher, fridge freezer. Radiator. Door to:

Dining Room 15' 4" x 11' 10" (4.67m x 3.61m)

Double glazed window to the rear & side aspect. Radiator. Coving to ceiling.

Lounge 20' x 12' (6.10m x 3.66m)

Double glazed window to the rear aspect. Double glazed patio doors to the rear. Two radiator. Coving to ceiling.



Spacious Landing

Double glazed window to the side aspect. . loft access. Coving to ceiling. Doors to:

Bedroom One 15' 4" x 12' (4.67m x 3.66m)

Double glazed window to the rear. Radiator.

Bedroom Two 12' x 12' (3.66m x 3.66m)

Double glazed window to the rear aspect. Radiator. Coving to ceiling.

Bedroom Three 12' x 11' 3" (3.66m x 3.43m)

Two "Velux" double glazed windows to the front. Radiator.

Bedroom Four 12' 1" x 7' 8" (3.68m x 2.34m)

Double glazed window to the rear. Radiator.

Shower Room 10' 6" x 7' (3.20m x 2.13m)

Double glazed frosted window to the side aspect. Double glazed "Velux" window to the front. Walk in shower cubicle. Pedestal hand washbasin, with tiled splashbacks. Low level WC. Heated towel rail. Extractor fan. Airing cupboard.

Bathroom 9' x 7' (2.74m x 2.13m)

Double glazed "Velux" window to the front aspect. Panel bath, with shower over. Pedestal hand wash basin, with tiled splashback surrounds. Low level WC. Heated towel rail. Shaver socket.. Extractor fan.

Double Garage

Divided by central wall. Both garages are wider than a standard single garage. Each garage includes up & over electric door. Power & light. Eaves storage. One offering a "Velux" window to the side & window to the rear. The other offers double glazed window to the side & a door to the side.

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: CHA100364 - 0004

Front Garden

The front of the property is fully enclosed, with double gated access. Laid to brick paved driveway giving access to the garages. Outside tap, and access through to the rear.

Rear Garden

A fully private and spacious rear garden which measures approx. 150ft in depth. This is fully enclosed, laid mainly to lawn with shrub borders. An area has been laid to patio. Outside tap. Timber shed & timber greenhouse. Separated into two areas for added flexibility.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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