

£1,900 pcm

Johnson Way, Chatteris, Cambridgeshire PE16 6FD



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Deposit £2,192

Available end September, this substantial four bedroom detached chalet style property offers versatile living and has enough space for everyone. The accommodation comprises separate living and dining rooms, office and garden room, kitchen with utility in support, ground floor bedroom with walk-in wardrobe and en-suite. Upstairs there are two further double bedrooms, one en-suite plus the family bathroom and an extensive games room.

Outside there is a double garage, ample off road parking plus a good size garden.



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## GROUND FLOOR

### HALL

Stairs rising to first floor.

### WC

Fitted with a low level WC and hand wash basin set within vanity unit.

### LIVING ROOM

5.47m (17'11") x 4.79m (15'9")

Bay window to front, two side windows, feature fireplace housing electric fire.

### GARDEN ROOM

Double doors out to garden.

### OFFICE

3.30m (10'10") x 2.71m (8'11")

Window to side.

### DINING ROOM

4.76m (15'7") x 3.30m (10'10")

Window to rear.

### KITCHEN / BREAKFAST ROOM

5.46m (17'11") x 3.69m (12'1")

Fitted with a matching range of wall, display and base units housing eye level double electric oven and four ring electric hob, integrated fridge and freezer, plus dishwasher, window to rear.

### LOBBY

Door out to garden.

### WC

Fitted with a low level WC and hand wash basin.

### UTILITY

4.55m (14'11") x 2.90m (9'6") max.

Fitted with a matching range of wall and base units housing double sink and drainer, plumbing for washing machine, storage cupboard, window to rear.

### MASTER BEDROOM

5.46m (17'11") x 4.20m (13'9")

Bay window to front, fitted wardrobes.

### EN-SUITE

2.31m (7'7") x 1.63m (5'4")

Fitted with a double shower cubicle, low level WC and hand wash basin set within vanity unit.

### DRESSING ROOM

2.31m (7'7") x 1.24m (4'1")

Fitted wardrobes and dressing table.

## FIRST FLOOR

### BEDROOM 2

4.18m (13'9") x 2.00m (6'7") plus 0.03m (0'1") x 0.03m (0'1")

Two box bay windows to front, fitted wardrobes, dressing table and drawers.

### EN-SUITE

2.79m (9'2") x 2.42m (7'11")

Fitted with a corner shower cubicle, low level WC and hand wash basin set within vanity unit. Storage cupboard, window to rear.

### BEDROOM 3

5.92m (19'5") x 4.65m (15'3")

Two box bay windows to front, fitted wardrobes.

### BEDROOM 4 / GAMES ROOM

6.52m (21'5") x 5.29m (17'4")

Window to side.

### BATHROOM

Fitted with a single shower cubicle, panelled bath, low level WC and hand wash basin. Window to rear.

### OUTSIDE

#### DOUBLE GARAGE

4.79m x 6.35m

Electric doors, power and light, separate courtesy door leading into the utility room.

There is ample off road parking at the front with potential for more if required. The garden to the rear is laid mainly to lawn with patio area and shrub borders.

### SERVICES

Mains gas, electricity, water and drainage. The property has under floor heating throughout.

### TENURE

Freehold

### LENGTH OF TENANCY

6 months (initially)

### VIEWING

By arrangement with elliswinters&co

Fenland District Council Tax band - F  
Energy rating - C



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