



Farriers Gate, CHATTERIS
£400,000 Freehold

**Sharman
Quinney**

Key Features



- Fantastic Family Home
- Well Presented Throughout
- Four Double Bedrooms
- Two En Suites, plus Family Bathroom and Ground Floor WC
- Garage plus Ample Off Road Parking

Upon entering, you are welcomed into a generous entrance hallway with attractive hardwood flooring, stairs rising to the first floor, and a useful storage cupboard. To the left is the formal dining room, while to the right is the spacious lounge.

The lounge is a particularly generous reception room, with hardwood flooring continuing through and plenty of natural light from the front-facing window and French doors opening directly onto the rear garden. A modern media wall with integrated electric fire provides an attractive focal point to the room.

The formal dining room is also well proportioned and filled with natural light, providing ample space for a family dining table and chairs. The room leads through into the kitchen/breakfast room.



The kitchen is a great size and is fitted with a range of modern gloss wall and base units, complemented by wood-effect worktops and tiled splashbacks. Integrated appliances include a fridge/freezer, oven with electric hob and dishwasher. There is space for a breakfast table, while a window and external door overlook and provide access to the rear garden. A ground floor cloakroom is conveniently located just off the kitchen.

The first floor provides two generous double bedrooms, both benefiting from built-in wardrobes and their own private en-suite shower rooms, together with the main family bathroom.

The principal bedroom is a generous double with a front-facing window, built-in wardrobes and access to a private en-suite shower room. Bedroom two is also a good-sized double, with built-in wardrobes, a rear-facing window and its own en-suite shower room.

The family bathroom has been thoughtfully modernised and provides a stylish freestanding bath, large walk-in shower, vanity wash hand basin with storage, low-level WC and heated towel rail. The walls and floor are finished with attractive marble-effect tiling.

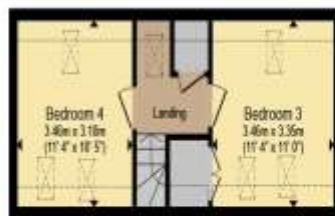




Ground Floor



First Floor



Second Floor



Garage

Total floor area 149.1 m² (1,604 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



The second and final floor provides two further double bedrooms, both enjoying vaulted ceilings and skylights, creating bright and spacious rooms that would suit a variety of uses including bedrooms, home offices or additional family space.

To the front of the property is a paved driveway providing ample off-road parking for up to four vehicles. To the side is a single garage with an electric door, power and lighting connected. A side gate provides access through to the rear garden.

The rear garden has been landscaped with low-maintenance artificial lawn, complemented by established shrub and flower borders. A decking area with covered pergola provides an ideal space for outdoor seating and dining, while a generous greenhouse sits behind the garage. A rear gate provides direct access onto a public footpath, with easy access to the nearby local park, making this an ideal feature for families with children.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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