



GEORGE WAY, CHATTERIS, PE16 6TB

OIEO: £750,000

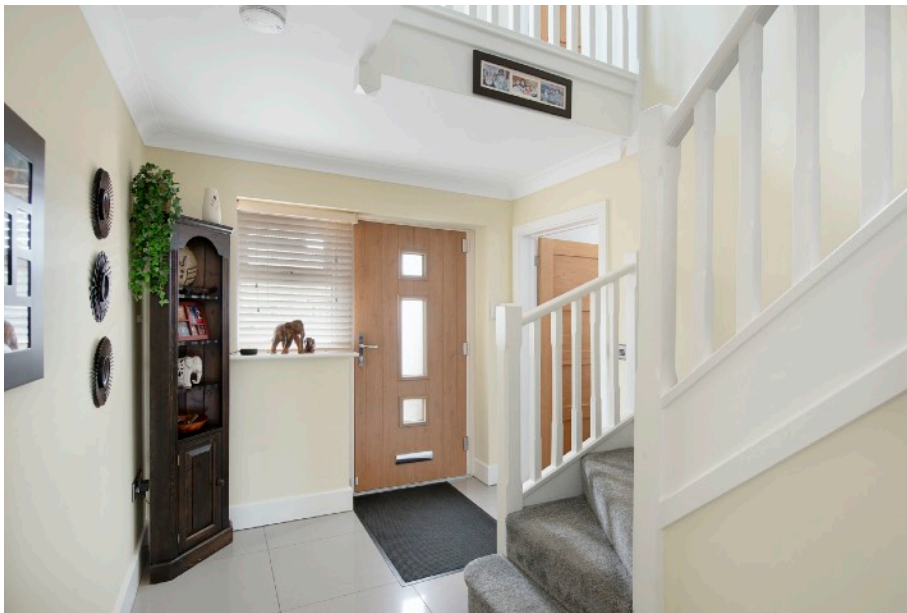
GAVIN HUMAN

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This immaculate and spacious home is one of just 12 individually designed homes on a select development on the outskirts of Chatteris.

Simple elegance permeates a stunning home that has space to accommodate all your needs. From 4 double bedrooms, multiple reception rooms and an outstanding open plan kitchen and living area; through to the extended annexe that really is an outstanding feature of this property.



- Exclusive development of 12 individually designed homes
- 4 Double bedrooms
- Principal and second bedroom both with en-suite
- Extended separate annexe with upstairs area, WC, kitchenette
- Living room
- Dining room
- Spacious open plan kitchen / diner / family room
- Ample off-road parking.



Entrance Hall

Dining room



Sitting room

Sitting room opening to rear living area





Family area of Kitchen / dining / living area



Kitchen / dining area

Kitchen

The open plan **KITCHEN / BREAKFAST / FAMILY** living area across the width of the house is a stunning space.

With a pair of double doors leading outside to the patio you have seamless indoor/outdoor living as well as an abundance of natural light.

The kitchen is a delight of quality built in appliances including twin CDA ovens, 5 ring induction hob and built in eye-level microwave.

Attached is a comprehensive utility room.





Principal bedroom (with ensuite)



Second bedroom (with en-suite)

Bedroom three

Bedroom four

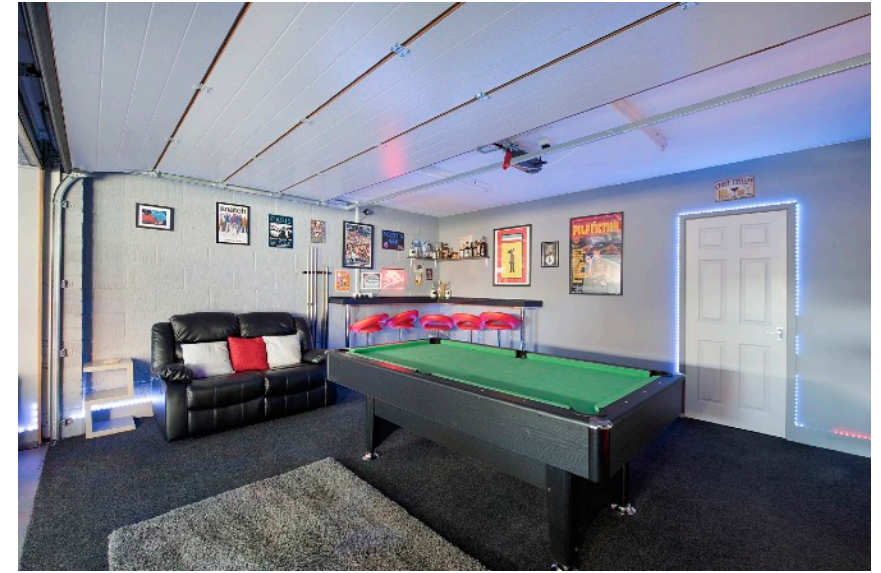




Front section

At George Way, you have the outstanding addition of the detached Annexe. Complete with its own entrance and even area for parking, this could easily be your work from solution, or living quarters to suit multi-generational living.

Open plan downstairs with separate storage area, kitchenette, entrance hall and WC. Open plan upstairs.



Rear section with door to storage

Open plan upstairs area





Approximate Gross Internal Area = 238 m² / 2562 ft²
 Outbuilding = 113 m² / 1216 ft²
 Total = 351 m² / 3778 ft²
 For identification purposes only - Not to scale



This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. Gavin Human - The Cambridge Estate Agent © 2024

KEY INFORMATION

Property Type	Detached house
Bedrooms	Four
Council Tax	Band F
Square footage	2562 square feet (approximately)
EPC Rating	B
Age	2016
Last sold date	June 2017
Title Number	CB400582
Plot size	0.2 acres
Heating	Air source heat pump
Tenure	Freehold

LOCAL AREA

Local Authority	Fenland District Council
Flood Risk River & Seas	No
Flood Risk surface water	Medium
Conservation Area	No

CONNECTIVITY

Estimated broadband speeds:

Standard	13 mbps
Superfast	47 mbps

Cable/Satellite TV availability

BT	Yes
Sky	Yes
Virgin	Yes

Mobile Signals (based on calls indoors)

Ee	Green
3 (Three)	Amber
O2	N/A
Vodafone	Amber

- Green - Likely to have good coverage.
- Amber - You may experience some problems.
- Red - You should not expect to receive a signal.

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KEY INFORMATION

TRANSPORT (NATIONAL)

National Rail Stations

Manea Rail Station	6.21 miles
March Rail Station	6.82 miles
Whittlesea Rail Station	8.76 miles

Trunk Roads/Motorways

M11 J14	16.16 miles
M11 J13	17.66 miles
M11 J12	19.2 miles
A1 (M) J14	13.87 miles
A1 (M) J15	13.3 miles

Airports/Helipads

Stansted Airport	41.03 miles
Luton Airport	44.24 miles

TRANSPORT (LOCAL)

Bus stops

Little Curf Drove	0.14 miles
Doddington Road	0.23 miles
Fenland Way	0.28 miles

SCHOOLS

Primary

Kingsfield Primary School	0.79 miles
Glebelands Primary School	1.02 miles

Secondary

Neale-Wade Academy	5.3 miles
Abbey College	5.92 miles

10 year history of average house prices by property type in PE15

Detached	+84.97 %
Semi-Detached	+82.19 %
Terraced	+74.93 %

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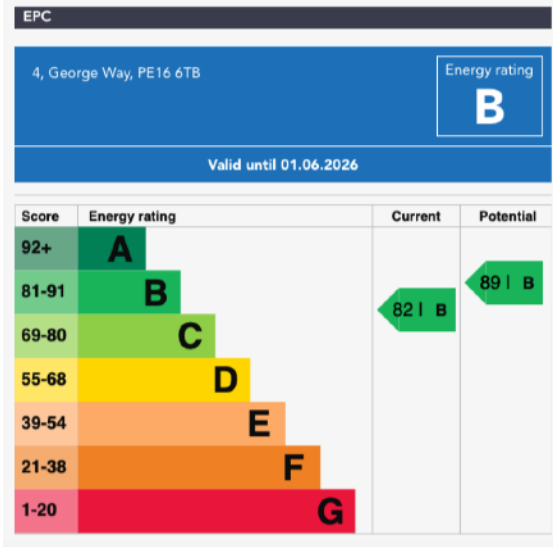
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