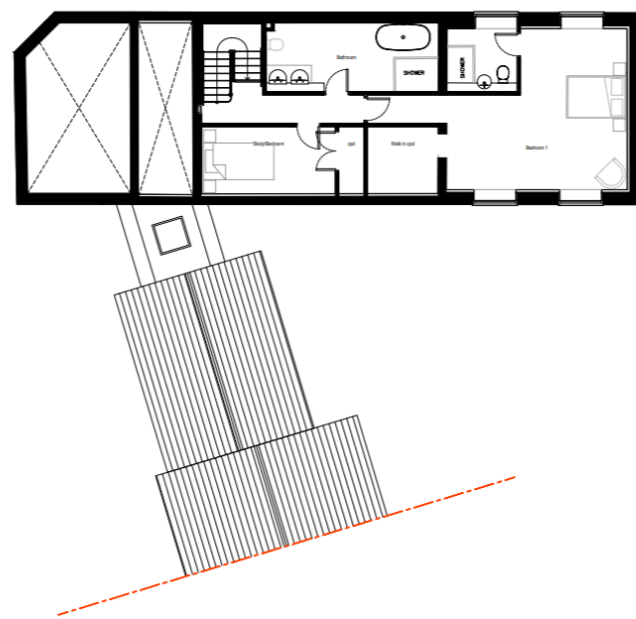
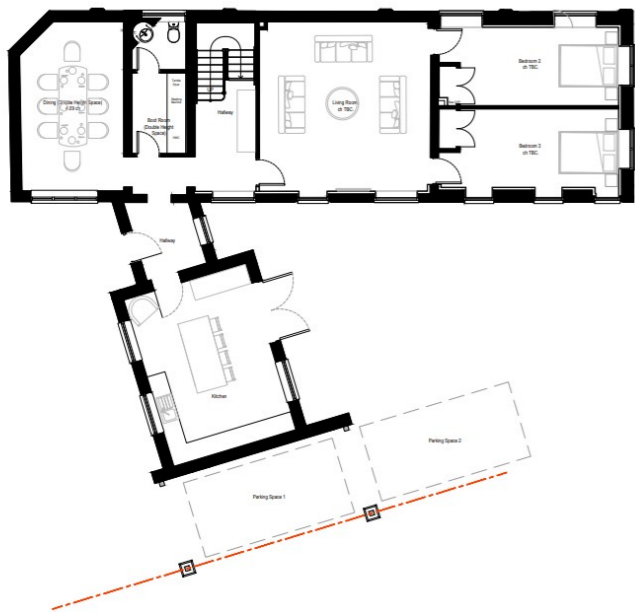




**1 Fortrey Court, London Road, Chatteris PE16 6AS**

**£675,000**



**\*\*\* STUNNING COACHHOUSE COVERSION \*\*\*** This property needs to be seen to appreciate the quality of this converted and extended curtilage listed property. The coach house offers a fusion of traditional and modern design with many of the original features retained. Three / Four bedrooms, Three bathrooms (one of which is an ensuite), Two / Three reception rooms. Air source heat pump with underfloor heating to ground floor. Oak car port with EV charging point.

**CHATTERIS**

Chatteris is a market town and civil parish in the Fenland district of Cambridgeshire, England, situated in The Fens between Huntingdon, March and Ely. The town is in the North East Cambridgeshire parliamentary constituency.

The parish of Chatteris is large, covering 6,099 hectares, and for much of its history was a raised island in the low-lying wetland of the Fens. Mentioned in the Domesday Book of 1086, the town has evidence of settlement from the Neolithic period. After several fires in the 18th and 19th centuries, the majority of the town's housing dates from the late Victorian period onwards, with the tower of the parish church the only medieval building remaining.

**ENTRANCE HALL**

Entrance hall leading to kitchen/breakfast room, and inner hallway. Porcelain tiled floor, under floor heating.

**KITCHEN / BREAKFAST ROOM**

13' 3" x 18' 4" (4.04m x 5.59m) Approx. Fitted with a modern range of Magnet Integra Nova wall and base units with Quartz worktops over. AEG integrated appliances to include double oven, 5 ring induction hob, American size fridge and freezer, wine fridge and dishwasher. Also fitted a Quooker hot tap. Windows to front aspect, double doors to rear garden. Wall mounted Samsung Crystal UHD Tv included.

**DINING ROOM**

10' 1" x 18' 5" (3.07m x 5.61m) Approx. Vaulted ceiling, underfloor heating, hardwood floor and full height window and door to front aspect.

**UTILITY ROOM**

This room has the controls and system for the heating and hot water. Plumbing for washing machine. All housed behind sliding doors. Door to downstairs shower room.

**SHOWER ROOM**

Comprising of a shower cubicle with rain fall ceiling shower, Low level WC and an inset wash hand basin into the original feature wall. Window to front aspect, underfloor heating.

**LOUNGE**

18' 8" x 17' 8" (5.69m x 5.38m) Approx. Fitted with a wall mounted Samsung Crystal UHD 55" tv (included). Underfloor heating, hardwood flooring, door leading to rear garden. Feature semi circle window to the rear.

**GARDEN ROOM / BEDROOM FOUR**

15' 10" x 8' 3" (4.83m x 2.51m) Approx. Underfloor heating, Two oversize feature windows to the rear garden. Built in wardrobe. Door leading to rear garden.

**BEDROOM THREE**

8' 2" x 15' 2" (2.49m x 4.62m) Approx. Feature semi circular windows to the rear, underfloor heating. Built in wardrobe.

**FIRST FLOOR LANDING**

Oak and Glass Staircase leading to the first floor.

**WALK IN WARDROBE**

5' 10" x 12' 10" (1.78m x 3.91m) Approx. Ideal walk in wardrobe or storage room

**BEDROOM TWO**

6' 11" x 13' 5" (2.11m x 4.09m) Approx. Velux window, radiator. (sloping ceiling). Built in Wardrobe.

**BATHROOM**

6' 11" x 15' 0" (2.11m x 4.57m) Approx. Fitted with a modern 5 piece range to include his and hers wash hand basins with vanity unit below, free standing bath, low level WC and shower cubicle. Porcelain tiled floor.

**MASTER BEDROOM**

18' 8" x 17' 10" (5.69m x 5.44m) Approx. Feature windows to front and rear aspect. Exposed original beams, wall mounted Samsung Crystal UHD tv (included), radiator, doors to ensuite and dressing room.

**DRESSING ROOM**

8' 5" x 6' 10" (2.57m x 2.08m) Approx. Velux window.

**ENSUITE**

Fitted with a three piece suite to include a shower cubicle, low level WC and wash hand basin. Feature window and towel rail.

**OUTSIDE**

The rear garden is enclosed with an extensive patio area and lawn area, gated access leading to car port.

**PARKING**

Oak car port with lighting and EV charging point, Parking for 2/3 cars

**AGENTS NOTE**

These particulars are for reference only. Government schemes are at the discretion of the third parties and neither Rosedale nor the vendor has any influence. Specifications for individual dwellings vary and you should check final details prior to committing to a purchase. All images including maps and floor plans are for reference only and are not to scale.

