



Ground floor

First floor

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**Orchard Road, March, Cambs, PE15 9DD**

Highly Sought After Location - Detached House With Extensive Plot - 3 Bedrooms - 2 Reception Rooms - Beautiful Gardens - Driveway & Two Garages - No Upward Chain - Call To View (01354) 696700

**£400,000**



**Ground Floor**

**STORM PORCH**

Glazed entrance door with doors to garage and house.

**Entrance Hall**

Window to side, cupboard for coats etc, under floor heating, timber panelled ceiling, stairs to first floor, large concealed radiator floor to ceiling.

**Lounge**

4.57m (15') x 4.09m (13'5")  
3 Windows, under floor heating. 2 radiators,

security shutters.

**Dining Room**

3.89m (12'9") x 3.19m (10'6")  
Window to rear and side, under floor heating, Radiator, double glazed door opening on to patio, security shutters.

**Rear Entrance**

Full height window to rear, under floor heating, timber panelled ceiling.

**Kitchen**

3.22m (10'7") x 3.19m (10'5")  
Window to side, fitted with a range of base and eye level units with worktop space over, built-in pantry and larder cupboard with shelving, twin bowl sink unit with double draining board, tiled splashbacks, space for cooker, under floor heating, high level fan heater, security shutters.

**WC / Utility room**

Window to side, wash hand basin in vanity unit, close coupled WC, tiled splashback, space for washing machine, WC, Water softener, Washing machine, large concealed Hot Water tank with 2 immersion heaters.

**Landing**

Window to sides, timber panelled ceiling, large concealed radiator, loft hatch (for front roof), stairs to second landing.

**First Floor**

**Bedroom**

1 4.61m (15'1") x 3.64m (11'11")  
Window to front and side, 2 radiators.

**Bedroom 2**

4.10m (13'5") x 3.24m (10'8")  
Window to rear and front, built-in wardrobes, fitted wash hand basin with tiled splashback, 2 radiators.

**Bedroom 3**

4.96m (16'3") x 2.35m (7'8") max  
Window to rear and side, built-in wardrobes,

fitted wash hand basin with tiled splashback, radiators.

**Bathroom**

Window to side, panelled bath, wall mounted wash hand basin, close coupled WC, partly tiled walls, Loft hatch, radiator.



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**Outside**

The property is set within beautiful mature gardens to the front and rear with lawns, trees and shrubs, 2 greenhouses and a shed. There is a driveway to the front leading to the garages,

**Garage**

Up and over door, lighting, and power, Gas boiler, fan heater.

**NB**

The property has electric underfloor heating to the ground

floor, and gas central heating to both floors, security shutters to kitchen, dining room, lounge (3), half landing, main landing.

EPC RATING - C



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