

Total area: approx. 341.6 sq. metres (3676 sq. feet)
Figures are for approximate purposes only. They should not be relied upon.



Ground floor

First floor

Chatters Office
 6 High Street, Chatters PE16 6BE

Wisbech Office
 The Boatouse, Harbour Square, Wisbech PE13 3BH

01354 696700 info@tpayneandco.co.uk
 www.tpayneandco.co.uk

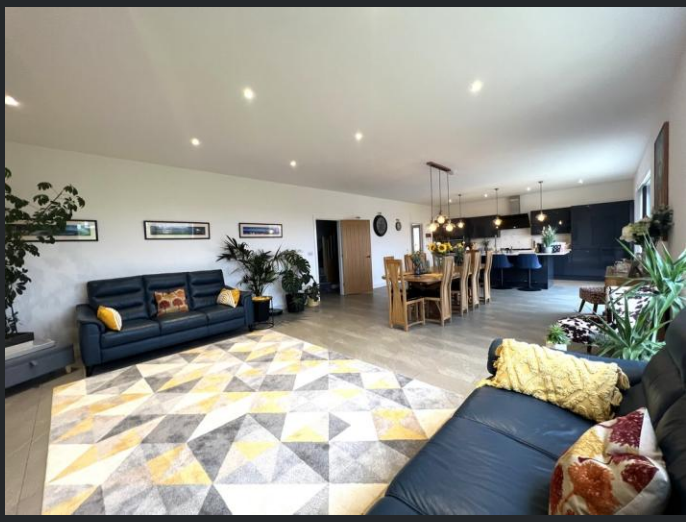
01354 696700 info@tpayneandco.co.uk



Benwick Road, March, Cambs, PE15 0WN

Village Location - Immaculately Presented - 5 Double Bedrooms - Open Plan Lounge/Kitchen/Diner & Separate Utility - Family Room & Study - Two Ensuite's, Four Piece Bathroom & Ground Floor WC - Enclosed Rear Garden With Outside Bar - Double Garage - Block Paved Driveway To The Front - Call To View (01354) 696700

£790,000



Ground Floor

Entrance Hall

Beautiful bright hallway with high ceilings, built in understairs cupboard, tiled flooring, keypad for the alarm system, under floor heating and stairs leading to the first floor.

Family Room

5.84m (19'1") x 5.40m (17'7")

A set of wooden double doors which opens to a spacious family room with an ornamental remote controlled electric fire which is installed in to a feature surround, panelled feature wall, two double glazed

sash windows to the front, tiled flooring and under floor heating.

Study

5.46m (17'9") Max x 3.23m (10'5") max

Two double glazed sash windows to front, tiled flooring and under floor heating.

Open Plan

Lounge/Kitchen/Diner

12.33m (40'4") x 5.49m (18')

Fitted with a matching base and eye level units with quartz worktop space over, with matching island, stainless steel sink with mixer tap, two warming

drawers, two integrated ovens, integrated full length fridge, integrated dishwasher, built in double door wine cooler, five ring gas hob with extractor over, full length larder cupboard, quartz splashbacks, tiled flooring, under floor heating and two double glazed bi-fold doors leading to the rear of the property.

Utility

3.21m (10'5") x 2.51m (8'2")

Fitted with a matching base and eye level units with quartz worktop over, stainless steel sink with mixer taps, integrated full

length freezer, plumbing for washing machine, space for tumble dryer, water softener system, keypad for the alarm system, tiled flooring and under floor heating.

WC

Fitted with two piece suite comprising of low level WC, vanity style sink with built in storage under, mirror with motion sensor activation, tiled surround, tiled flooring and under floor heating.

First Floor

Landing

A light and spacious landing with built in airing cupboard.

Master Bedroom

4.96m (16'2") x 3.76m (12'3")

Two double glazed windows to front, two single radiators and door leading to;

Dressing Room

2.74m (9') x 1.97m (6'6")

Consists of built in cupboard and hanging space.

En-suite Shower Room

Fitted with three piece suite comprising of double shower cubicle, low level WC, vanity style sink with built in storage under, mirror with motion sensor activation, part tiled walls,

laminate flooring, heated towel rail and double glazed window to side.

Bedroom 2

4.43m (14'5") x 3.76m (12'3")

Two double glazed windows to front, two single radiators and door leading to;

Dressing Room

2.27m (7'5") x 1.68m (5'6")

Consists of built in cupboard and hanging space.



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En-suite
Fitted with three piece suite comprising of shower cubicle, low level WC, vanity style sink with built in storage under, mirror with motion sensor activation, part tiled walls, laminate flooring, heated towel rail and double glazed window to side.

Bedroom 3

4.20m (13'7") x 4.37m (14'3")

Double glazed window to rear, built in storage cupboard with double doors and single radiator.

Bedroom 4

4.37m (14'3") x 3.91m (12'8")

Double glazed window to rear, built in storage cupboard with double doors and single radiator.

Bedroom 5

4.28m (14") x 3.14m (10'3")

Double glazed window to rear, built in storage cupboard with double doors and single radiator.

Bathroom

Fitted with four-piece suite comprising of free-standing bath, shower cubicle, low level WC, vanity style sink with built

in storage under, mirror with motion sensor activation, part tiled walls, laminate flooring, heated towel rail and double glazed window to front.

Lean To

Brick built lean to which is used to store outside/garden equipment, installed with power and electricity.

Outside Bar/Summer House

5.34m (17'5") x 3.85m (12'6")

Wood built construction, installed with bar area, double glazed windows, installed with power and

lighting, cushioned vinyl flooring, ceiling fan, outside lights and double doors.

Double Garage

6.24m (20'4") x 5.98m (19'6")

With electric roller doors, EV charge point and lighting and power installed.

Outside

There is a block paved driveway to the front of the property allowing parking for multiple vehicles and access to the double garage. There are two separate gravel areas in front of the property with

planted shrubs, water feature, CCTV, and outside electric sockets. There are also owned solar panels installed on the property which consists of 16 panels powering approx 6.24KW. (these are enrolled with British Gas on the Smart Export Guarantee Scheme)

A side gate allows access to an enclosed rear garden comprising of block paved patio, lawn, gravel borders with planted shrubs, raised brick planters, raised rockery area, brick-built pond with Koi & Goldfish

(measuring 7m x 3m x 1m deep) with water blade feature, brick-built filter system, CCTV and outside electric power sockets.

EPC- TBC



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