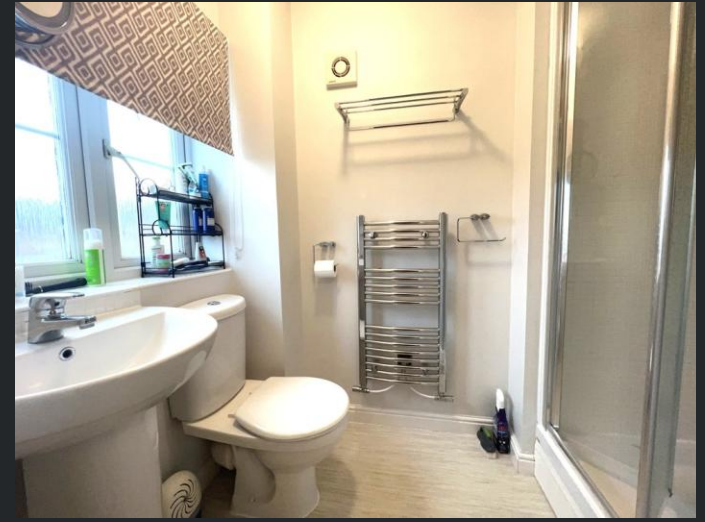


Heron Way, Benwick, March, Cambs, PE15 0UA

Village Location - Detached House - 4 Bedrooms - Kitchen/Breakfast Room - Lounge & Conservatory - Ensuite To Master, Bathroom & Ground Floor WC - Enclosed Rear Garden - Garage & Driveway - Call To View (01354) 696700

£310,000



Ground Floor

Entrance Hall

Window to side, radiator and stairs leading to the first floor.

Lounge 5.32m (17'4") x 3.28m (10'7")

Bay window to front, two radiators and door leading to;

Kitchen/Breakfast Room

4.34m (14'2") x 3.58m (11'7")

Fitted with a matching base and eye level units with worktop space over, matching breakfast bar, composite sink with tiled splashbacks, integrated fridge, built-in oven, built-in hob, built in under stairs storage cupboard and tiled flooring.

Conservatory

Part brick part UPVC structure, with power and electric.

Rear Porch

Door to:

WC

Fitted with two piece suite comprising, wash hand basin and low-level WC, tiled splashbacks, radiator, tiled flooring and window to rear.

First Floor

Landing

Bedroom 1

4.49m (14'7") x 3.28m (10'7")

Window to front, built in storage cupboard, built in double wardrobes and radiator.

En-suite

Fitted with three piece suite comprising wash hand basin, shower cubicle and low-level WC, tiled splashbacks, window to front, heated towel rail and vinyl flooring.

Bedroom 2

3.60m (11'8") x 2.67m (8'7")

Window to front and radiator.

Bedroom 3

3.49m (11'4") x 2.14m (7')

Window to rear and radiator.

Bedroom 4

2.43m (7'9") x 2.39m (7'8") max

Window to rear, radiator, door to:

Bathroom

Fitted with three piece suite comprising panelled bath, wash hand basin and low-level WC, tiled splashbacks, window to rear and radiator.

Garage

Connected with power and lighting and up and over door.

Outside

The property offers parking to the front which also allows access to the garage.

There is a small garden area to the front which is laid with gravel and planted with shrubs and plants.

A side gate allows access to an enclosed rear garden comprising patio, lawn, raised brick-built planters, shrub borders and a timber built shed.

EPC Rating - C



Call to arrange a viewing **01354 696700** **T Payne & Co**
SALES & LETTINGS



Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.