

Total area: approx. 193.7 sq. metres (2055.1 sq. feet)  
 Plans are for representational purposes only.  
 Plans are produced using Planity.



Ground floor

First floor

**T Payne & Co**  
 SALES & LETTINGS

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

**T Payne & Co**  
 SALES & LETTINGS

01354 696700 info@tpayneandco.co.uk



**Creek Road, March, Cambs, PE15 8RY**

Located Down a Private Driveway - Detached House - 4 Double Bedrooms - Kitchen/Diner & Utility - Lounge & Office - Two En-suites, Family Bathroom & Ground Floor WC - Enclosed Rear Garden - Double Garage - Large Driveway - Call To View - (01354) 696700

**£440,000**



**Ground Floor**

**Entrance Hall**

Wooden flooring with under floor heating, built in under stairs storage cupboard and stairs leading to the first floor.

**Lounge**

4.11m (13'4") x 4.05m (13'2") max  
Double glazed bay window to front, wooden flooring with under floor heating, spotlights, built in storage cupboards and wall mounted electric fire.

**Kitchen/Diner**

6.25m (20'5") x 3.31m (10'8")  
Fitted with a matching range of base and eye level units with worktop space over, composite sink, part tiled walls, integrated dishwasher, space for fridge/freezer, 5 ring Smeg Aga, built-in microwave, window to rear, tiled flooring, under floor heating and double doors leading to the garden.

**Utility**

1.90m (6'2") x 1.63m (5'3")  
Fitted with a base level units with worktop space over, stainless steel sink, part tiled walls, plumbing for washing machine, space for tumble dryer, window to rear and tiled flooring with under floor heating.

**Office**

3.62m (11'8") x 2.37m (7'7")  
Built in storage cupboards, wooden flooring with under floor heating, window to rear and external door leading to the garden.

**WC**

Fitted with two piece suite comprising, wall mounted wash hand basin with storage under and tiled splashbacks and low-level WC, tiled flooring with under floor heating and window to rear.

**First Floor**

**Landing**

Radiator, built in airing cupboard and fitted carpet.

**Master Bedroom**

5.92m (19'4") x 5.70m (18'7") MAX  
Two windows to front, two radiators and door to leading to the walk-in wardrobe which has power and lighting.

**En-suite**

Fitted with three piece suite comprising vanity wash hand basin with storage under and tiled surround, shower cubicle and low-level WC, heated towel rail, spot lights, part tiled walls and vinyl flooring.



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**Bedroom 2**

6.28m (20'6") x 3.27m (10'7")  
Window to side, built in wardrobe with double doors and radiator.

**En-suite**

Fitted with three piece suite comprising wash hand basin, shower cubicle and low-level WC, part tiled walls, window to rear, radiator and vinyl flooring.

**Bedroom 3**

4.06m (13'3") x 3.43m (11'2")  
Window to front and radiator.

**Bedroom 4**

3.60m (11'8") x 2.40m (7'8")  
Window to rear and radiator.

**Bathroom**

Fitted with three piece suite comprising bath, wash hand basin and low-level WC, part tiled walls, window to front, radiator, heated towel rail and tiled flooring

**Double Garage**

Two Electric Roller doors and connected with power and lighting.

**Outside**

There is a block paved driveway to the front of the property allowing ample parking, this also provides access to the double garage. There are also many mature shrubs and bushes planted to the front of the property.

A side gate allows access to an enclosed rear garden, comprising two patio areas, lawn, shrub borders, two timber-built sheds and installed garden lighting.

EPC Rating: C



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