



Ground floor

First floor

**T Payne & Co**  
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**Tudor Place, March, Cambs, PE15 0PX**

No Upward Chain!!! - Beautifully Presented Detached House - 4 Bedrooms - Kitchen/Diner & Utility - Lounge & Office - Ensuite To Master- Bathroom & Ground Floor WC - Landscaped Rear Garden - Driveway & Garage - Call To View (01354) 696700

**£475,000**



**Ground Floor**

**Entrance Hall**

Tiled flooring, built in under-stairs cupboard, fitted cupboards, and stairs leading to the first floor.

**Lounge**

6.93m (22'7") x 4.19m (13'7") max  
Window to front, window to rear, two radiators, tiled flooring, built in wall units and wall lights.

**Kitchen/Dining Room**

5.75m (18'8") x 4.44m (14'5")  
Fitted with a matching range of base and eye level units with worktop space over, composite sink, part tiled walls, space for fridge/freezer, two built-in ovens, built in warming draw, built-in electric hob with extractor hood over, three windows to rear, window to side, tiled flooring with spotlights and double doors leading to the garden.

**Utility**

2.44m (8") x 2.26m (7'4")  
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with part tiled walls, plumbing for washing machine and dishwasher, space for tumble dryer and tiled flooring.

**Office**

2.44m (8") x 2.52m (8'2")  
Fitted base level units with storage under, window to front, radiator and tiled flooring.

**WC**

Fitted with two-piece suite comprising, wash hand basin and WC, tiled surround, heated towel rail, tiled flooring and window to front.

**First Floor**

**Landing**

Built in airing cupboard, spotlights and fitted carpet.

**Master Bedroom**

4.92m (16'1") x 3.63m (11'9")  
Fitted built-in wardrobes with overhead storage, radiator, fitted carpet and window to front.

**En-suite**

Fitted with three piece suite comprising wash hand basin, shower cubicle with adjustable shower-head and WC with storage under, tiled surround, window to front, heated towel rail, spotlights and tiled flooring.

**Bedroom 2**

3.20m (10'4") x 3.29m (10'4") MAX  
Window to front, built-in fitted wardrobe, radiator and fitted carpet.

**Bedroom 3**

3.19m (10'4") x 3.54m (11'6") MAX  
Window to rear, built-in fitted wardrobe, radiator and fitted carpet.

**Bedroom 4**

2.78m (9'1") x 2.57m (8'4")  
Window to side, window to rear, radiator and fitted carpet.



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**Bathroom**

Fitted with four piece suite comprising bath, wash hand basin, shower cubicle and WC, tiled surround, window to rear, heated towel rail, spotlights and tiled flooring.

**Outside**

The property boasts a large driveway which is laid to decorative stones, also allowing access to the garage. A side gates allow access to a beautifully landscaped rear garden comprising of porcelain slabs creating a beautiful patio area, a raised deck area, planted shrub borders with decorative stones laid throughout, a unique water feature and to the bottom of the garden is a 2 in 1 shed and summer house which is fully connected with power and lighting, there are also an outdoor

tap.

The property is also installed with CCTV and a burglar alarm system.

Garage Fitted with electronic up and over door and connected with power and lighting.

EPC- TBC



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