

Second Floor





First floor

**Ground floor** 

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## TPayne & Co

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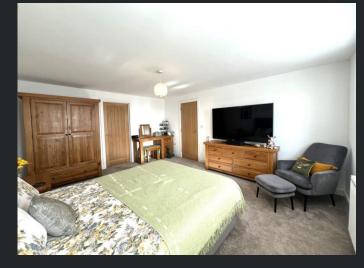


## Smart Close, March, Cambs, PE15 0NG

£475,000







Entrance Hall Tiled flooring with under floor heating and stairs leading to the first floor.

Lounge
5.84m (19'1") x 3.88m
(12'7")
Double glazed bay window to front, two double glazed windows to side and fitted

carpet with under floor

heating.

Open Plan Kitchen/Breakfast & Living Area 6.69m (21'9") x 6.06m Max (19'8") Fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar, sink, integrated fridge, freezer and dishwasher, built-in electric double oven, induction hob with extractor hood over, double glazed windows to rear and, log burner and tiled flooring with under floor heating.

Utility
(5'8")
Fitted with a matching
range of base and eye
level units with worktop
space over, sink, plumbing
for washing machine,
space for tumble dryer,
double glazed window to
side and tiled flooring with
under floor heating.

WC
Fitted with two-piece suite
comprising, wash hand
basin and WC, tiled
splashbacks, tiled flooring
with under floor heating
and double glazed window
to side.

First Floor

Landing
Built in storage cupboard,
fitted carpet and stairs to
the second floor.

Bedroom 1
4.84m (15'8") x 3.89m
(12'7")
Two double glazed
windows to front, radiator
and fitted carpet.

En-suite
Fitted with three piece
suite comprising wash
hand basin, shower
cubicle and WC, part tiled
walls, double glazed
window to side, heated
towel rail and tiled
flooring.

Bedroom 2 4.26m (13'9") x 3.54m (11'6") Two double glazed windows to rear, radiator and fitted carpet. Bedroom 3 4.24m (13'9") x 3.26m (10'6") Two double glazed

windows to rear, radiator and fitted carpet.

Bedroom 4
3.08m (10'1") x 4.16m
Max (13'6")
Double glazed window to front, radiator and fitted carpet.











Bathroom

Fitted with four piece suite comprising panelled bath, wash hand basin, shower cubicle and WC, part tiled walls, double glazed window to side and tiled flooring.

Second Floor

Landing Velux window and fitted carpet.

Bedroom 5 3.28m (10'7") x 3.19m (10'4") Velux window, radiator and fitted carpet. Bedroom 6/Study 3.18m (10'4") x 3.16m (10'3") Velux window, radiator

Velux window, radiator and fitted carpet.

WC

Fitted with two-piece suite comprising, wash hand basin and WC, tiled splashbacks and fitted carpet.

Garage
Integral garage with side access door, power and light connected, bi-fold doors installed.

Outside

To the front of the property is a small front garden which is load to lawn, block paved driveway allowing parking for two vehicles and access to the garage.

A side gate allows access to an enclosed rear garden which comprises of lawn, patio and raised planted flower beds.

EPC- TBC

