

£425,000

4 Heritage Way, March, PE15 9PE



**To arrange a viewing call us now on 01354 701000**

ENJOYING A VIEW OF ST WENDREDA'S CHURCH this beautifully presented home is offered in IMMACULATE CONDITION THROUGHOUT. Features include lovely kitchen/diner, dual aspect lounge, utility and WC, FIVE BEDROOMS with en-suite to the MASTER SUITE plus family bathroom. Outside there is parking and OVERSIZED GARAGE plus PRIVATE REAR GARDEN. This one must be viewed! EPC B

Ellis Winters & Co 52 High Street, March, Cambridgeshire, PE15 9JR  
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Ground Floor

Hall

Radiator, glass staircase to first floor and landing with cupboard under.

Lounge

7.14m (23'5") x 3.54m (11'7")  
Window to front, two windows to side, two radiators, double doors to rear garden.

Kitchen/Dining Room

7.14m (23'5") max x 4.80m (15'9") max  
L shape room fitted with a range of wall and base units with granite worktops, integral Bosch oven and induction hob. Further integral appliance including fridge/freezer and dishwasher, granite breakfast bar, cupboard housing hot water tank, one and half bowl sink unit with mixer tap, window to front, rear and side, two radiators.

Utility Room

Base unit with granite worktop, plumbing for washing machine, space for tumble drier, sink unit with mixer tap, window to side, radiator, door to garden.

WC

Fitted with wash hand basin and WC, window to rear, radiator.

First Floor & Landing

Radiator.

Bedroom 2

3.84m (12'7") x 3.52m (11'7")  
Window to front, radiator, wardrobes.

Bedroom 3

3.50m (11'6") x 2.70m (8'10")  
Window to rear, radiator, wardrobes.

Bedroom 4

3.50m (11'6") x 2.70m (8'10")  
Window to front, radiator.

Bedroom 5

3.06m (10') x 2.08m (6'10")  
Window to rear, radiator.

Family Bathroom

Fully tiled and fitted with a five piece suite comprising bath with mixer tap shower, oversized shower, vanity wash hand basin, WC and bidet, window to rear, radiator.

Second Floor

Master Suite

8.44m (27'8") max x 4.70m (15'5") max  
Two windows to front, skylight window to rear, two radiators.

En-suite

Fully tiled and fitted with a four piece suite comprising oversized shower cubicle with two shower heads, vanity wash hand basin, WC and bidet, skylight window to rear, radiator.

Outside

The front and side of the property are laid to block weave providing ample off road parking. The GARAGE 6.45m minimum x 3.19m has electric roller shutter door and is fitted with light and power with storage cupboards at one end. Gated side access to both sides leads to the rear garden which is laid to patio and lawn with a decked area. Outside water supply and lighting.

Freehold

Council tax band D

It should be noted that the property is on a private roadway and has an air source heat pump central heating system.

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.