

£355,000

40A Elwyndene Road, March, PE15 9BL



To arrange a viewing call us now on 01354 701000

Offered with NO CHAIN and located in a VERY POPULAR AREA this quirky home boasts VERSATILE LIVING! Features include a SNOOKER ROOM which has ANNEXE POTENTIAL, multiple reception rooms, two cloakrooms, THREE BEDROOMS WITH ENSUITE TO MASTER, ample parking and DOUBLE GARAGE plus so much more including stain glass and unique woodwork! EPC C

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Porch
Door to:

Hall
Radiator, ornate stairs to first floor and landing with cupboard under, double cupboard, vaulted ceiling with stain glass feature window.

WC
Fitted with WC and wash hand basin, window.

Lounge
6.00m (19'8") x 4.20m (13'10")
Two windows, two further features stain glass windows, two radiators, fire surround.

Bedroom 1
3.78m (12'5") x 3.31m (10'10")
Window to rear, fitted bedroom furniture, radiator.

En-suite Shower Room
Heated towel rail.
Fully tiled and fitted with shower unit, vanity wash hand basin and WC, heated towel rail.

Dining Room
5.10m (16'9") x 5.09m (16'9")
Dual aspect windows, radiator.

Kitchen/Breakfast Room
4.32m (14'2") x 3.84m (12'7")
Fitted with wall and base units with central island, integral oven, hob and hood, sink unit with mixer tap, window, radiator, gas fired boiler.

Utility
Door to garden.

Porch
Double door front.

Snooker Room
7.13m (23'5") max x 5.34m (17'6")
Two windows overlooking the garden, two radiators.

WC
Fitted with WC and wash hand basin, radiator.

First floor and Landing
Window to side, airing cupboard, radiator.

Study
Window to front, radiator.

Bedroom 2
6.42m (21'1") x 4.05m (13'3")
Two windows, two radiators, fitted triple wardrobe.

Bedroom 3
3.30m (10'10") x 2.88m (9'5")
Window, radiator.

Bathroom
Fitted with a four piece suite comprising freestanding roll top bath, shower cubicle, wash hand basin and WC, window to side, radiator.

Outside
To the front of the property there is ample parking with turning area leading to the Double Garage 6.55m x 5.96m fitted with light and power and two electric roller shutter doors. There is a further secure bike storage area. The garden is laid mainly to block weave with raised beds, summerhouse/potting shed and store.

Freehold
Council tax band E

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.

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