

£440,000

31 Oxbow Crescent, March, PE15 9UJ



To arrange a viewing call us now on 01354 701000

Offered in IMMACULATE ORDER THROUGHOUT and located in a POPULAR AREA this beautiful family home has much to offer including THREE RECEPTION ROOMS, cloakroom room and utility, REFITTED KITCHEN/BREAKFAST ROOM, two further storage rooms, FOUR GENEROUS BEDROOMS with refitted bathroom and ensuite. Outside there is parking and well tended rear garden. EPC C

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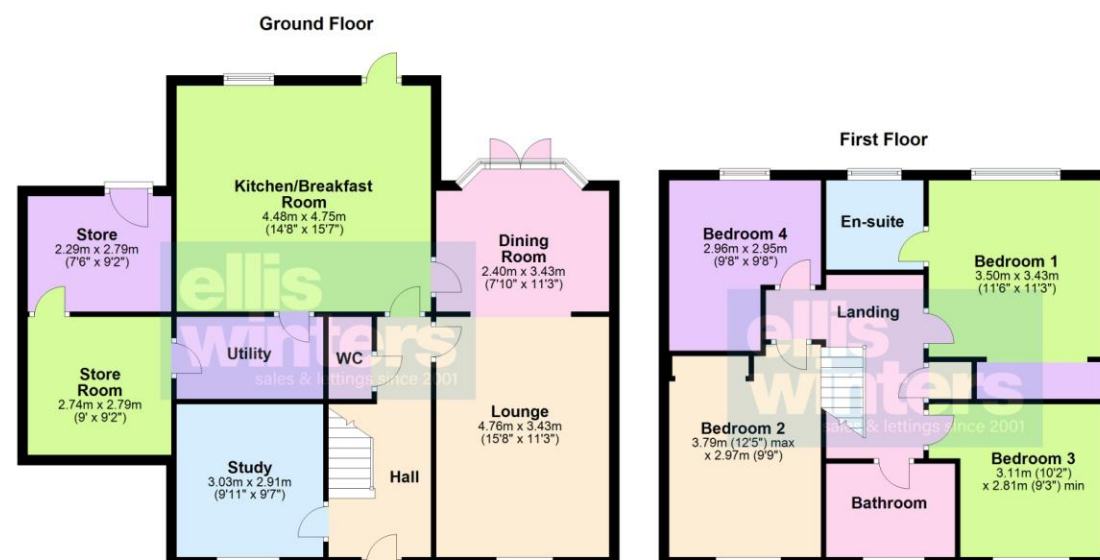
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Ground Floor

Hall
Stairs to first floor and landing, radiator.

WC
Fitted with vanity wash hand basin and WC, heated towel rail.

Study
3.03m (9'11") x 2.91m (9'7")
Window to front, radiator.

Lounge
4.76m (15'8") x 3.43m (11'3")
Window to front, radiator, opening to:

Dining Room
3.43m (11'3") x 2.40m (7'10")
Bay window to rear, radiator, double doors to rear garden.

Kitchen/Breakfast Room
4.75m (15'7") x 4.48m (14'8")
Refitted with a range of wall and base units with solid wood worktops, integral double oven, hob, hood and dishwasher, one and half bowl sink unit with mixer tap, window to rear, radiator.

Utility
Base units with solid worktops, sink unit with mixer tap, plumbing for washing machine, radiator, door to:

Store Room
Light and power (formerly the garage)

Store Room
Light and power, gas fired boiler, door to garden.

First Floor & Landing

Airing cupboard housing hot water tank and shelving, access to loft space with ladder, lighting and boarding.

Bedroom 1
3.50m (11'6") x 3.43m (11'3")
Window to rear, radiator, fitted wardrobes.

En-suite
Refitted with a three piece suite comprising shower cubicle, vanity wash hand basin and WC, window to rear, heated towel rail.

Bedroom 2
3.79m (12'5") max x 2.97m (9'9")
Window to front, fitted wardrobes, radiator.

Bedroom 3
3.11m (10'2") x 2.81m (9'3") min
Window to front, radiator.

Bedroom 4
2.96m (9'8") x 2.95m (9'8")
Window to rear, radiator.

Family Bathroom
Refitted with a three piece suite comprising bath with mixer tap shower, wash hand basin, WC, window to front, heated towel rail.

Outside
A driveway provides off road parking. The rear garden is laid to patio and lawn with a barked area, outside water supply, lighting and electrics.

It should be noted that the home benefits from many upgrades including all new external doors, new boiler, cloakroom refitted, fireplace update with option of log burner and garden replanted.

Freehold
Council tax band D

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.