

£625,000

9 Princes Walk, March, PE15 8AH



To arrange a viewing call us now on 01354 701000

In a SECLUDED POSITION, CLOSE TO TOWN this beautiful home boasts a wealth of CHARACTER & CHARM all on a GENEROUS PLOT. The accommodation is versatile and could be used for multi generational living or for those working from home and still retains many character features. There are MULTIPLE RECEPTION ROOMS, a cellar, FIVE BEDROOMS whilst outside there is a BEAUTIFUL EAST FACING GARDEN, multiple outside buildings/workspaces, summerhouses, ample parking plus GARAGE AND WORKSHOP. Viewing is essential to fully appreciate all that is on offer here. EPC E

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Ground Floor

Hallway

Stairs to first floor and landing, tiled flooring, stain glass window.

Lounge

4.57m (15') x 4.31m (14'2")  
Bay window to front, radiator, fireplace with log burner.

Sitting Room

4.57m (15') x 4.44m (14'7")  
Bay window to front, window to rear, radiator.

Dining Room

4.30m (14'1") x 4.20m (13'9")  
Bay window to side, radiator, exposed floorboards.

Lobby

Door to Cellar with steps down, shelving and window to side.

Kitchen/Breakfast Room

4.13m (13'6") x 4.11m (13'6")  
Fitted with wall and base units with corner sink unit with mixer tap, central island, pantry cupboard, electric cooker point, quarry tiled flooring, window to side and rear, door to side.

Utility Room

Butler sink, plumbing for washing machine and dishwasher, window and door to side, radiator.

Boot Room

Quarry tiled flooring, door to:

Shower Room

Fitted with a three piece suite comprising shower cubicle, vanity wash hand basin and WC, window to side, heated towel rail.

First Floor & Landing

Dual aspect with two windows to side, radiator.

Bedroom 1

4.57m (15') x 4.06m (13'4")  
Bay window to front, radiator, two fitted double wardrobes.

Bedroom 2

4.57m (15') x 4.47m (14'8")  
Bay window to front, window to rear, radiator.

Bedroom 3

4.07m (13'4") x 3.26m (10'8")  
Window to side, radiator.

Bedroom 4

3.57m (11'9") x 3.26m (10'8")  
Bay window to side, radiator, cast fireplace.

Bedroom 5

3.37m (11'1") x 1.90m (6'3")  
Window to front, radiator.

Bathroom

Fitted with a four piece suite comprising oversized walk in shower, bath, wash hand basin and WC, cupboard housing gas fired, window to rear, door.

WC

Fitted with a two piece suite comprising WC and wash hand basin with built in storage, window to side, radiator.

Outside

A private roadway leads to the double gates which lead down to the parking area and GARAGE 5.36m x 3.07m with electric roller shutter door and fitted with light and power. The WORKSHOP 4.81m x 2.46m has double doors and is also fitted with light and power. The garden is split into numerous sections with mature borders and selections of fruit trees and mainly laid to lawn with pond. There are numerous outbuildings including Garden Room 4.32m x 2.34m and fitted with light and power with electric heater, Home Office 4.09m x 2.99m which is fitted with light and power and has double doors opening onto the garden.

Freehold & Council tax band E

It should be noted that the property is on a private roadway and on private drainage.

Owners view...

The home has a beautiful lily pond teeming with frogs, dragonflies and is a very tranquil spot. The garden has new things coming into bloom all year round and is a delight for the eyes and senses, a wildlife haven in an urban setting! There are South facing spaces which are ideal suntraps for growing vegetables etc.

