

£400,000

221 Cavalry Park, March, PE15 9DL



To arrange a viewing call us now on 01354 701000

Located in a private cul-de-sac this **GENEROUS FAMILY HOME** has much to offer including **THREE RECEPTION ROOMS** plus conservatory, kitchen & utility plus WC. Whilst to the first floor there are **FOUR GOOD SIZE BEDROOMS** with ensuite and family bathroom. Outside there is ample parking, **DOUBLE GARAGE** and **SOUTH WEST FACING GARDEN**. EPC C

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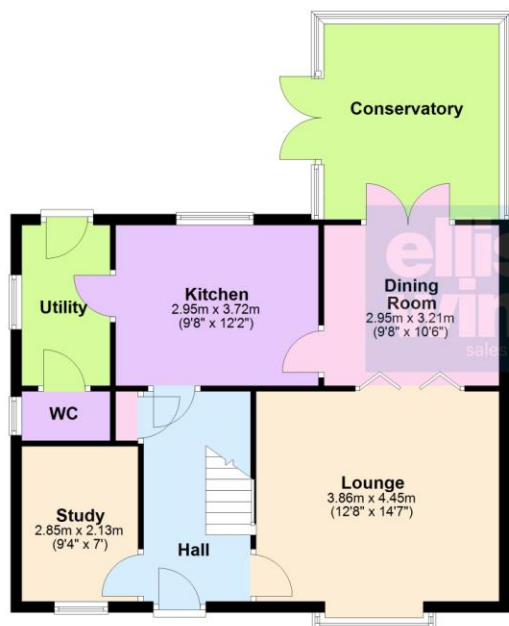
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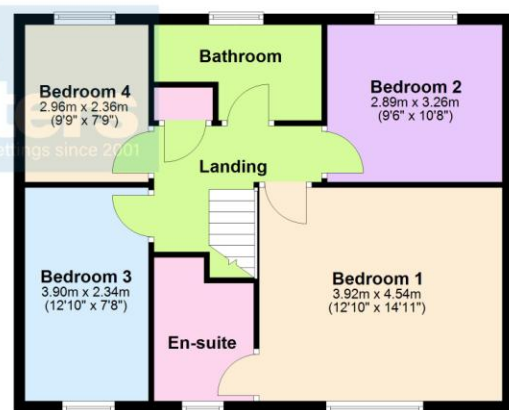
**Ground Floor**

Approx. 72.5 sq. metres (780.1 sq. feet)



**First Floor**

Approx. 61.6 sq. metres (662.7 sq. feet)



**Ground Floor**

**Hall**

Stairs to first floor and landing, storage cupboard, wood flooring, radiator.

**Lounge**

4.45m (14'7") x 3.86m (12'8")  
Box bay window to front, two radiators, wood flooring, bi-fold door to:

**Dining Room**

3.21m (10'6") x 2.95m (9'8")  
Radiator, wood flooring, double doors to:

**Conservatory**

Brick and glazed construction, under floor heating, double doors to garden.

**Kitchen** 3.72m (12'2") x 2.95m (9'8")

Fitted with wall and base units, one and half bowl sink unit with mixer tap, gas and electric cooker points, radiator, window to rear.

**Utility**

Fitted with wall and base units, sink unit with mixer tap, plumbing to washing machine, dishwasher and space for tumble drier, gas fired boiler, window to side, door to garden.

**WC**

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

**Study**

2.85m (9'4") x 2.13m (7')  
Window to front, radiator.

**First Floor & Landing**

Airing cupboard with tank and shelving, access to loft which is part boarded.

**Bedroom 1**

4.54m (14'11") x 3.92m (12'10")  
Box bay window to front, fitted wardrobes to one wall, radiator.

**En-suite**

Fully tiled and fitted with a three piece suite comprising shower cubicle, vanity wash hand basin and WC, window to front, heated towel rail.

**Bedroom 2**

3.26m (10'8") x 2.89m (9'6")  
Window to rear, radiator.

**Bedroom 3**

3.90m (12'10") x 2.34m (7'8")  
Window to front, radiator.

**Bedroom 4**

2.96m (9'9") x 2.36m (7'9")  
Window to rear, radiator.

**Bathroom**

Fitted with a three piece suite comprising bath with shower over, wash hand basin and WC, window to rear, heated towel rail.

**Outside**

A block weave driveway provides ample off road parking leading to the DOUBLE GARAGE which is fitted with light and power and has boarding in the loft. The rear garden is laid to patio and lawn with flower and shrub borders with outside water supply and power supply.

**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.