

£405,000

1 Dahlia Close, March, PE15 9TP



To arrange a viewing call us now on 01354 701000

Located in a very popular area this family home has all the space required! Features include THREE RECEPTION ROOMS plus kitchen/breakfast room, utility & WC, conservatory, FOUR DOUBLE BEDROOMS WITH TWO ENSUITES and family bathroom. Outside there is ample parking and DOUBLE GARAGE plus enclosed rear garden. EPC B

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Ground Floor

Hall
Radiator, stairs to first floor and landing.

Lounge
4.48m (14'8") x 3.51m (11'6")
Window to front, radiator.

Study
2.50m (8'3") x 2.45m (8')
Window to front, radiator.

WC
Fitted with WC and wash hand basin, radiator.

Kitchen/Breakfast Room
4.59m (15'1") x 4.06m (13'4")
Fitted with wall and base units with integral double oven, hob and hood, dishwasher, one and half bowl sink unit with mixer tap, understairs cupboard, window to rear, radiator.

Dining Room
3.86m (12'8") x 3.33m (10'11")
Radiator, patio doors to garden.

Utility Room
Plumbing for washing machine, space for tumble drier, gas fired boiler.

Conservatory
UPVC and glazed construction, light and power fitted.

First Floor & Landing

Airing cupboard housing hot water tank, access to loft.

Bedroom 1
3.81m (12'6") x 3.56m (11'8")
Window to rear, radiator, fitted wardrobes to one wall.

En-suite
Fitted with a three piece suite comprising shower cubicle, wash hand basin, WC, window to rear, radiator.

Bedroom 2
3.38m (11'1") x 3.13m (10'3")
Window to front, radiator, fitted wardrobes to one wall.

En-suite
Fitted with a three piece suite comprising shower cubicle, wash hand basin, WC, window to side, radiator.

Bedroom 3
3.95m (13') max x 3.51m (11'6")
Window to front, radiator.

Bedroom 4
3.22m (10'7") x 3.17m (10'5")
Window to rear, radiator.

Family Bathroom
Fitted with a three piece suite comprising bath with mixer tap shower, wash hand basin and WC, window to side, radiator.

Outside

There is a lovely little front garden laid to lawn with flower borders. There is a parking area to the front and side of the DOUBLE GARAGE which is fitted with light and power. A gated access leads to the side and rear garden which is laid to patio and lawn with garden shed.

Freehold
Council tax band D

It should be noted there is a management fee of approx. £165 per year for maintenance of the communal areas

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.

