

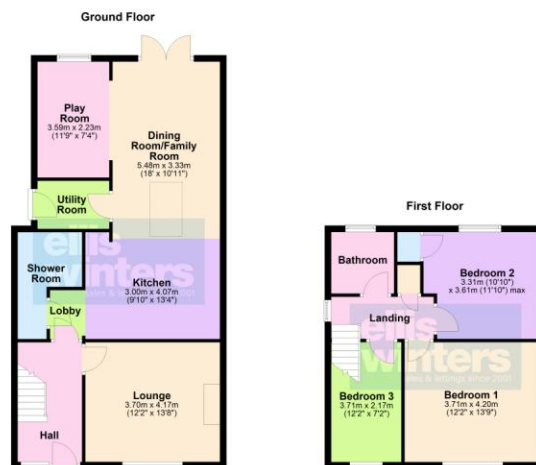
£300,000

1 Station Road, Coldham, PE14 0NF



To arrange a viewing call us now on 01354 701000

Located in a lovely village close to March and sitting on a **GENEROUS PLOT** this **EXTENDED HOME** has much to offer including lounge with fireplace, **REFITTED AND OPEN PLAN KITCHEN/DINING ROOM PLUS PLAYROOM**, utility room and ground floor shower room, three bedrooms and first floor bathroom. Outside there is ample parking, garage and **FABULOUS SOUTH WEST FACE GARDEN** backing onto fields. **EPC TBC**



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Ground Floor

Hall

Window to front, radiator, stairs to first floor and landing.

Lounge

4.17m (13'8") x 3.70m (12'2")
Window to front, fireplace with stone surround and double cupboard with shelving to one side and full shelving to the other side, radiator.

Show er Room

Fitted with a three piece suite comprising oversized shower unit, wash hand basin and WC, heated towel rail.

Kitchen

4.07m (13'4") x 3.00m (9'10")
Fitted with a range of wall and base units with integral dishwasher, electric point, plumbing for American style fridge with water dispenser, one and half bowl sink unit with mixer, open plan to:

Dining Room/Family Room

5.48m (18') x 3.33m (10'11")
Sky lantern, radiator, double doors opening to the garden, archway to:

Play Room

3.59m (11'9") x 2.23m (7'4")
Window to rear, radiator.

Utility Room

Plumbing for washing machine, space for tumble drier, radiator, door to garden.

First Floor & Landing

Window to side, cupboard with gas fired boiler, airing cupboard.

Bedroom 1

4.20m (13'9") x 3.71m (12'2")
Window to front, radiator.

Bedroom 2

3.61m (11'10") max x 3.31m (10'10")
Window to rear, radiator, cupboard.

Bedroom 3

3.71m (12'2") x 2.17m (7'2")
Window to front, radiator.

Bathroom

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

Outside

The property sits on a generous corner plot which previously had planning permission for another dwelling which has expired. The side plot has been set to nature whilst the front is laid to gravel and provides ample off road parking leading to the garage which is fitted with light and power. The rear garden is laid to patio and lawn with a pergola, wood store, chicken coop, apple and plum trees.

Freehold

Council tax band A

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.



Ellis Winters & Co 52 High Street, March, Cambridgeshire, PE15 9JR
Tel: 01354 701000 Email: info@elliswinters.co.uk www.elliswinters.co.uk