

Offers In Region Of
£385,000

1 Westwood Avenue, March, PE15 8AU



To arrange a viewing call us now on 01354 701000

BEAUTIFULLY PRESENTED HOME WITH A WEALTH OF CHARACTER AND CHARM! Features include lounge and dining room with FEATURES FIREPLACES, lovely GARDEN ROOM, office/study, REFITTED KITCHEN WITH APPLIANCES AND CORIAN TOPS, utility & WC plus a FOUR PIECE BATHROOM WITH ROLL TOP BATH. Outside there is parking and CARPORT plus a beautifully well maintained garden with HOT TUB! Viewing is essential to fully appreciate all that is on offer here. EPC D

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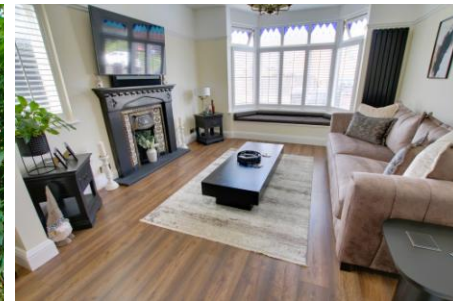
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Ground Floor

Hall

Radiator, stairs to first floor with storage, oak flooring, radiator, pull bell ringer.

WC

Fitted with a wash hand basin and WC, window to side.

Kitchen

3.77m (12'4") x 2.69m (8'10")
 Fitted with a range of wall and base units with Corian worktops, integral oven, hob and hood, dishwasher, plumbing for washing machine, fridge, window to rear and side with coloured leaded lights, vertical radiator, stable door to side, oak flooring.

Lounge

3.80m (12'5") x 3.65m (12')
 Bay window to front with window seat, feature fireplace cast with tiled inset, radiator.

Dining Room

4.11m (13'6") x 3.71m (12'2")
 Window to side, feature fireplace cast with tiled inset, radiator, double doors to:

Garden Room

Brick and glazed construction with solid roof, radiator, double doors to rear garden.

Study

4.80m (15'9") x 2.38m (7'10")
 Window and door to front, fitted storage cupboards, radiator.

Utility

Window to rear, door to garden.

First Floor & Landing

Window to side, access to loft housing the gas fired boiler, access to loft which is part boarded with lighting.

Bedroom 1

4.11m (13'6") x 3.72m (12'2")
 Window to rear and side, radiator, wood panelling.

Bedroom 2

3.85m (12'8") x 3.67m (12')
 Window to front and side, radiator.

Bedroom 3

2.60m (8'6") x 2.36m (7'9")
 Window to front, radiator.

Bathroom

Fitted with a four piece suite comprising roll top bath, shower cubicle, wash hand basin and WC, window to rear and side, heated towel rail.

Outside

To the front of the property there is a brick and railing retaining wall opening onto the block driveway and carport area with pathway to front door with pull doorbell and raised beds. The rear garden is laid to lawn with a decorative printed concrete path and patio area with hot tub and then a further resin patio. There are well stocked borders with pergola covered seating area plus pond. Outside water and electric 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.



Total area: approx. 135.8 sq. metres (1461.9 sq. feet)