

# £550,000





To arrange a viewing call us now on 01354 701000

Offered in immaculate condition this bespoke home has much to offer including cinema room, multiple reception rooms, high end kitchen with numerous integral appliances, ensuites and walk-in wardrobes to all bedrooms, five piece family bathroom, triple garage with room above and so much more! Viewing is essential to fully appreciate all that is on offer here. EPC B

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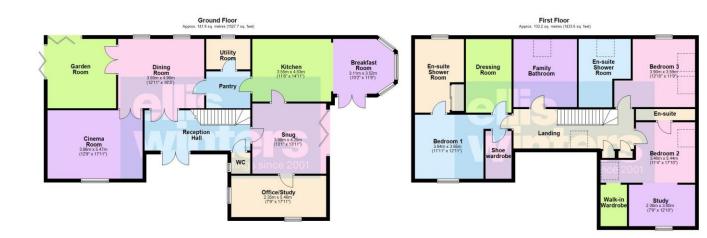


### Aspen Grange, 6 Aspenwood Grove, March, PE15 8FE

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Total area: approx. 275.1 sq. metres (2961.3 sq. feet)



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Ground Floor

**Reception Hall** Stairs to first floor and landing, cupboard under stairs, underfloor heating.

Cine ma Room Fitted with 6 reclining massage chairs with cup holders, Bose surround sound system with projector and screen, underfloor heating, window to front.

### Kitchen

4.53m (14'11") x 3.55m (11'8") Fitted with wall and base units with central island and granite worktops, integral steam oven, warming draw, further oven, induction hob and hood, full size fridge and freezer, one and half bow I sink unit with waste disposal unit, underfloor heating, opening to:

Breakfast Room 3.52m (11'6") x 3.11m (10'2") Windows to side, double doors to garden, underfloor heating.

Pantry Wall and base units with granite worktops, integral coffee machine, microwave and wine fridge, underfloor heating.

Utility Room Wall and base units with sink unit, plumbing for washing machine and space for tumble drier, window to rear, underfloor heating.

Dining Room 4.96m (16'3") x 3.93m (12'11") Two windows to rear, underfloor heating.

Garden Room Twosets of bi-fold doors leading out to the garden, underfloor heating.

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Snug 4.25m (13'11") x 3.98m (13'1") Bi-fold doors opening to the garden underfloor heating.

Office/Study 5.46m (17'11") x 2.35m (7'9" Window to front and side, fitt of storage, underfloor heatin

WC Fully tiled and fitted with a tw comprising WC and wash ha window to side, underfloor h

First Floor & Landing Skylight window, storage cu cupboardwith tank.

Bedroom 1 3.95m (12'11") x 3.64m (11' Window to front, radiator.

En-suite Show er Room Window, double cupboard, o wash hand basin, WC, bidet heated towel rail.

Shoe w ardrobe Fitted shelving.

Dressing Room Fitted with a range of shelving, drawers and hanging rails.

Bedroom 2 5.44m (17'10") max x 3.46m (11'4") Twoskylight windows, radiator, opening to:

Walk-in Wardrobe With hanging and shelving.

Study 3.90m (12'10") x 2.36m (7'9") Window to front, drawers and desk/dresser.

En-suite Fully tiled and fitted with a three piece suite comprising shower, vanity wash hand basin and WC, heated tow el rail, skylight.

e garden,	Two skylights plus w indow to rear, radiator.
)") tted w ith a range ng.	En-suite Show er Room Fully tiled and fitted with a three piece suite comprising shower cubicle, vanity wash hand basin and WC, heated towel rail, skylight window.
wo piece suite hand basin, heating.	Family Bathroom Fitted with a five piece suite comprising wellness, double ended bath, two vanity wash hand basins, WC and w alk in shower, skylight window, heated towel rail.
upboard, airing	Outside
'11") double vanity	There is a creative concrete driveway providing ample off road parking for multiple vehicles leading to the triple garage, two electric doors and one manual, fitted with light and pow er. There is an internal staircase leading to the room above 8.1m x 3.66m with two skylight windows and fitted with light and power. There are two garden
t, walk in shower,	areas mainly laid to creative concrete with veg patch and olive trees inset, there is also
	outside lighting, pow er supply and water. Freehold
	Council tax band E

Bedroom 3

3.90m (12'10") x 3.59m (11'9")

It should be noted there is a right of way across the driveway.

Ellis Winters has not tested any apparatus, equipment fitting or services and so can not 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

