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**elliswinters&co**



**£550,000**

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



**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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Ground Floor

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

**Cinema 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 bowl 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**  
Two sets of bi-fold doors leading out to the garden, underfloor heating.

**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, fitted with a range of storage, underfloor heating.

**WC**  
Fully tiled and fitted with a two piece suite comprising WC and wash hand basin, window to side, underfloor heating.

**First Floor & Landing**  
Skylight window, storage cupboard, airing cupboard with tank.

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

**En-suite Shower Room**  
Window, double cupboard, double vanity wash hand basin, WC, bidet, walk in shower, heated towel rail.

**Shoe wardrobe**  
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")  
Two skylight 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 towel rail, skylight.

**Bedroom 3**  
3.90m (12'10") x 3.59m (11'9")  
Two skylights plus window to rear, radiator.

**En-suite Shower Room**  
Fully tiled and fitted with a three piece suite comprising shower cubicle, vanity wash hand basin and WC, heated towel rail, skylight window.

**Family Bathroom**  
Fitted with a five piece suite comprising wellness, double ended bath, two vanity wash hand basins, WC and walk in shower, skylight window, heated towel rail.

**Outside**  
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 power. 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 areas mainly laid to creative concrete with veg patch and olive trees inset, there is also outside lighting, power supply and water.

**Freehold**  
Council tax band E

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 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.