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£475,000

108 Station Road, March, PE15 8NH



To arrange a viewing call us now on 01354 701000

A beautiful combination of retained character features mixed with MODERN OPEN PLAN LIVING! This lovely extended home boasts a GENEROUS KITCHEN/DINING ROOM/FAMILY ROOM with bi-folding doors to the garden, DINING ROOM, study and lounge overlooking the garden again with bi-folding doors. To the first floor there are FOUR DOUBLE BEDROOMS, family bathroom plus shower room. Outside there is a LOVELY GOOD SIZE GARDEN with MULTIPLE VEHICLE PARKING plus garage. Viewing is essential to fully appreciate this home. EPC E

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Ground Floor

Hallway
Original tiled flooring with radiator leading to main hallway with window to rear, parquet flooring, sweeping staircase to the first floor with storage under.

Kitchen/Dining Room/Family Room
10.01m (32'10") x 4.09m (13'5") max
Extending front to back this generous room is fitted at one end with a range of wall and base units with central island having Corian worktops, breakfast bar, sink unit with mixer tap, range style cooker, dishwasher, wine cooler and wine rack, window to front, two radiators, bi-fold doors to the rear garden, door to side passage

Dining Room
4.33m (14'3") x 4.09m (13'5")
Window to front, brick built feature fireplace, radiator.

Study Area
3.74m (12'3") x 2.53m (8'4")
Radiator.

Utility
Fitted with wall and base units, sink unit with mixer tap, plumbing for washing machine, radiator.

WC
Fitted with low level WC and vanity wash and basin, heated towel rail.

Lounge/Bar
5.07m (16'7") x 4.09m (13'5")
Window to rear, radiator, bi-fold door to the side, bar at one end with sink unit and wine fridge.

First Floor & Landing

Window to rear, radiator, generous storage cupboard.

Bedroom 1
5.48m (18') x 4.36m (14'4") max
Two windows to rear, two radiators.

Bedroom 2
4.33m (14'3") x 4.12m (13'6")
Window to front, radiator, walk in wardrobe.

Bedroom 3
4.33m (14'3") x 4.17m (13'8")
Window to front, radiator,

Bedroom 4
6.28m (20'7") x 2.37m (7'9")
Window to front, radiator, access to loft.

Show er Room
Fitted with shower unit.

Family Bathroom
Fitted with a three piece suite comprising bath, vanity wash hand basin, WC, skylight window, airing cupboard housing hot water tank and gas fired boiler.

Outside

To the front of the property there is a driveway area leading to the Side Passage with double gates giving access. The passageway has power fitted and opens onto the garden which is laid to an extensive patio area with raised beds with the remainder laid to lawn with further beds at one side with mature shrubs and bushes with remote controlled lighting illuminating the pathway which leads to the extended parking area for multiple vehicles which will be laid to gravel with security camera and electric charging point. There is an oversized brick built garage in the garden which is fitted with light and power.

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.

