

# £320,000

32 Bluebell Way, March, PE15 9TL



**To arrange a viewing call us now on 01354 701000**

Located in a very popular area this modern family home boasts a lovely lounge with bay window, sociable kitchen/diner with integral appliances and patio doors opening to the garden, utility room and ground floor cloakroom. To the first floor there are four good size bedrooms with ensuite to master and family bathroom. Outside there is parking and garage plus fully enclosed rear garden. No onward chain!! EPC C



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#### Ground Floor

##### Hall

Storage cupboard, radiator, stairs to first floor and landing.

##### Lounge

4.82m (15'10") x 3.62m (11'11")  
Window to front, bay window to front, radiator.

##### WC

Fitted with a two piece suite comprising wash hand basin and WC, radiator.

##### Kitchen/Dining Room

6.84m (22'5") x 4.86m (15'11") max  
Fitted with wall and base units with integral oven, hob, hood, fridge/freezer and dishwasher, one and half bowl sink unit with mixer tap, window to rear and side, two radiators, patio doors to garden.

##### Utility Room

Fitted with wall and base units sink unit with mixer tap, space for washing machine and tumble drier, gas fired boiler, radiator, door to side.

##### First Floor & Landing

Window to side, radiator, access to loft.

##### Bedroom 1

3.73m (12'3") x 3.28m (10'9")  
Window to front, fitted wardrobes to one wall, radiator.

##### En-suite

Fitted with an oversized shower cubicle, wash hand basin and WC, radiator.

##### Bedroom 2

3.22m (10'7") min x 2.90m (9'6")  
Window to rear, fitted wardrobes, radiator.

##### Bedroom 3

3.51m (11'6") x 3.20m (10'6")  
Window to rear, radiator.

##### Bedroom 4

2.19m (7'2") x 1.98m (6'6") min  
Window to front, fitted cupboard, radiator.

##### Bathroom

Fitted with a three piece suite comprising bath, wash hand basin and WC, window to side, radiator.

##### Outside

There is off road parking leading to the garage with up and over door and fitted with light and power. The rear garden is laid to patio and lawn with outside water supply.

##### Freehold

Council tax band D

It should be noted there is a management company to look after the roadways and the communal areas at a cost of approx. £180 yearly.

##### Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

##### Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements,



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