

**ROBERT
HALE
HOMES FOR
SALE**

6, Wheel Centre, Broad St.,
March, Cambs. PE15 8TX

MARCH

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**1, WOODVILLE DRIVE
MARCH
PE15 0GB**

THE PROPERTY

BEAUTIFULLY PRESENTED MODERN FOUR BEDROOMED DETACHED HOUSE SITUATED ON A PRIVATE ROAD! * LOVELY WELL-PROPORTIONED LOUNGE WITH VELUX STARLIGHT WINDOWS! * 30FT FITTED KITCHEN WITH BUILT IN OVEN AND HOB ETC * USEFUL UTILITY * MASTER BEDROOM WITH EN-SUITE BATH/SHOWER/W.C. * ATTRACTIVE ENCLOSED GARDENS TO REAR * GARAGE PLUS DOUBLE OFF ROAD PARKING SPACE * OIL FIRED CENTRAL HEATING * DOUBLE GLAZING * VIEW QUICKLY!

PRICE	£395,000	FREEHOLD	EPC BAND D
COUNCIL TAX	BAND E	FENLAND DISTRICT COUNCIL	REF. NO. M4749

SELLING? FREE, FREE, VALUATIONS!



For your own peace of mind, always have an independent survey,
and always test all systems and appliances!
Items displayed in photographs may not necessarily be included.



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1, WOODVILLE DRIVE, MARCH.

HOW TO GET THERE

From the Fountain near our March office proceed along Dartford Road. Follow the road all the way to the roundabout and proceed straight across. After passing a pub on the right-hand side Woodville Drive is shortly on the right hand side along a small private road off the main road.

THE ACCOMMODATION

(Dimensions given are approximate only).

ENTRANCE CANOPY

With light.

ENTRANCE HALL

With stairway off, central heating thermostat, understairs cupboard.

LOUNGE

17' 11" (max) x 15' 10" (max) With laminate floor, Velux windows, double glazed French doors to rear garden, double doors to: -

FITTED KITCHEN/DINER

30' (max) x 13' (max) 'L' shaped with tiled floor, double glazed French doors to rear garden, range of wall cupboards, preparation surfaces with drawers & cupboards under, inset single drainer sink unit with mixer tap & cupboard under, built in electric hob, built in electric double oven, part tiled walls.

GROUND FLOOR CLOAKROOM/W.C.

With tiled floor, low level W.C., hand wash basin with mixer tap & tiled splash back, extractor fan.

UTILITY

7' 11" (max) x 4' 11" (max) With tiled floor, part tiled walls, work top with space/plumbing under for washing machine, wall cupboards.

FIRST FLOOR

LANDING

With built in linen cupboard, access to folding ladder to part boarded loft.

FAMILY W.C./SHOWER ROOM

With integrated low-level W.C., integrated hand wash basin with mixer tap & cupboards under, tiled & screened double shower cubicle with thermostatic shower.

BEDROOM NO. 1

15' 8" (max) x 10' 4" (max) 'L' shaped.

EN-SUITE BATHROOM/SHOWER ROOM/W.C.

With integrated hand wash basin with mixer tap & cupboard under, integrated low-level w.c, panelled bath with mixer tap and shower attachment, tiled & screened shower cubicle with thermostatic shower, heated towel rail, fitted wall cupboards and mirror.

BEDROOM NO. 2

14' 4" (max) x 12' 3" (max) 'L' shaped

BEDROOM NO. 3

12' 5" (max) x 12' 1" (max) With full width range of fitted wardrobe/cupboards.

BEDROOM NO. 4

16' (max) x 9' 4" (max).

OUTSIDE

COLD WATER TAP : OUTSIDE LANTERN : OIL STORAGE TANK

GARAGE

16' 1" (max) x 8' 10" (max) With up & over door, Firebird oil fired combi-boiler, power and lighting.

GARDENS

Shared private road access from the main road. Electric gates open into the front garden which is down to an ornamental concrete double off road parking space with paved ramp to the front entrance door. Wrought iron gate to side opens onto a paved pathway leading to the enclosed rear garden which is laid to lawn with borders, shrubs and a paved patio.

N.B.

The view from the bedroom window is the view to the front showing the private roadway.

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