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7 DAYS

WISBECH 465222

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NAEA NETWORK

OVER 1000 OFFICES



**26 WATERSIDE GARDENS,
MARCH,
PE15 8RW.**

THE PROPERTY

THIS IS WHAT YOU HAVE BEEN WAITING FOR! FOUR BEDROOMED DETACHED HOUSE IN LOVELY GARDENS IN A LOVELY LOCATION **WITH EXTENSIVE RIVER FRONTAGE AND PRIVATE MOORING** * TWO GARAGES * PARKING FOR 7 CARS! * FULLY FITTED KITCHEN * TWO CONSERVATORIES * MASTER BEDROOM WITH EN-SUITE AND MUCH, MUCH MORE! * VIEW QUICKLY

PRICE

£549,000

FREEHOLD

EPC BAND C

COUNCIL TAX

BAND E

FENLAND DISTRICT COUNCIL

REF. NO. M4785

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.



REF. NO. M4785	26 WATERSIDE GARDENS, MARCH
HOW TO GET THERE	From the Fountain near our March office proceed along Station Road. Then turn first right into Creek Road, then fifth right into Waterside Gardens.
THE ACCOMMODATION	(Dimensions given are approximate only).
INNER HALL	With stairway off.
LOUNGE/DINER	19'10"(max) x 15'7"(max) With feature fire surround enclosing a fitted "Living flame" gas fire.
DINING ROOM	15'8"(max) x 10'6"(max)
FITTED KITCHEN/BREAKFAST ROOM	15'6"(max) x 13'7"(max) With tiled floor, part tiled walls, range of wall cupboards, dishwasher, fridge, wine cooler, built-in electric oven, built-in gas hob, electric hob hood, preparation surfaces with drawers and cupboards under, inset stainless steel single drainer 1 ½ bowl sink unit with mixer tap and cupboards under, fitted dresser unit, double glazed French doors to rear garden, feature archway to utility.
GROUND FLOOR CLOAKROOM/W.C.	With tiled floor, low level w.c., pedestal washbasin, part tiled walls.
UTILITY	10'10"(max) x 7'(max) With tiled floor, automatic washing machine/tumble drier, fridge/freezer, work top with cupboards under, inset stainless steel single drainer sink unit with mixer tap and cupboard under, built-in cloaks cupboard.
CONSERVATORY NO.1	13'(max) x 12'9"(max) With tiled floor, double glazed French doors to rear garden.
CONSERVATORY NO.2	9'6"(max) x 9'6"(max) With tiled floor, double glazed French doors to rear garden, double glazed patio doors to lounge.
FIRST FLOOR	
LANDING	With access via foldaway ladder to loft, built-in airing cupboard housing Potterton gas fired wall mounted combi boiler.
FAMILY BATHROOM/W.C./SHOWER ROOM	With panelled bath with mixer tap and shower attachment, pedestal washbasin with mixer tap, low level w.c., tiled walls, extractor fan.
BEDROOM NO. 1	17'4"(max) x 15'7"(max) With built-in double wardrobe/cupboard.
EN-SUITE SHOWER ROOM/W.C.	With tiled and screened shower cubicle with "full body" shower, low level w.c., bidet, pedestal washbasin, heated towel rail, part tiled walls.
BEDROOM NO. 2	13'(max) x 9'10"(max)
BEDROOM NO. 3	13'1"(max) x 10'(max) 'L' shaped, with built-in wardrobe/cupboard.
BEDROOM NO. 4	9'8"(max) x 6'8"(max)
OUTSIDE	POWER POINTS COLD WATER TAP
THREE TIMBER STORE SHEDS	(one with power and lighting)
DETACHED GARAGE	17'5"(max) x 9'1"(max) With up and over door, personal door, power and lighting, separate shared access.
CAR PORT	19'(max) x 18'3"(max)
DETACHED BRICK GARAGE	21'4"(max) x 12'2"(max) (Currently used as a Snooker Room/Bar etc.) With laminate floor, power and lighting.
GARDENS	Gardens to front laid to lawn with numerous trees, shrubs, pathways etc. Gardens to side and rear, laid to lawn with ornamental pond, paved patio, trees, shrubs, balustraded decking, granite chippings, block paving. Gated driveway leads from Waterside Gardens.
RIVER GARDEN	River Garden with PRIVATE MOORING , Summer House and shed.

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