



# MAXEY GROUNDS

wisbech@maxeygrounds.co.uk

01945 428820

Residential Sales

## £330,000



Ref: M5080

**33 Fairfax Way, March. PE15 9HP**

A Well Presented and Established 4 Bedroom Detached House, providing Spacious Family Accommodation. Located at the end of a quiet cul-de-sac in a sought after residential area, this property benefits from a Lounge, separate Dining Room, Kitchen/Diner, Utility Room, Downstairs Cloakroom, 4 Bedrooms and a Family Bathroom. Outside, Off-Road parking for 2 cars and an Integral Single Garage. A splendid rear garden with selection of fruit trees and feature pond. Backing onto country path and overlooking open-fields.



Offices at March and Wisbech

[www.maxeygrounds.co.uk](http://www.maxeygrounds.co.uk)



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**SUMMARY** A Well Presented and Established 4 Bedroom Detached House, providing Spacious Family Accommodation. Located at the end of a quiet cul-de-sac in a sought after residential area, this property benefits from a Lounge, separate Dining Room, Kitchen/Diner, Utility Room, Downstairs Cloakroom, 4 Bedrooms and a Family Bathroom. Outside, Off-Road parking for 2 cars and an Integral Single Garage. A splendid rear garden with selection of fruit trees and feature pond. Backing onto country path and overlooking open-fields.

**ENTRANCE HALL** 10' 7" x 6' 9" (3.23m x 2.07m) Composite part glazed, double glazed front door with double glazed side panel. Stairs to 1st floor. Radiator. Under stairs cupboard.

**LOUNGE** 13' 7" x 12' 11" (4.15m x 3.95m) Bay Style double glazed window to front. Decorative hearth with coal effect gas fire. Radiator. Aerial socket. Double doors through to Dining room...

**DINING ROOM** 11' 10" x 10' 4" (3.63m x 3.16m) Double glazed French doors to rear. Radiator.

**KITCHEN/DINER** 13' 6" x 13' 4" (4.14m x 4.08m) 2 UPVC double glazed windows to rear. Range of wall and base units with worktops over. Built-in Neff double oven. Ceramic hob with extractor fan over. One and 1/2 sink with drainer and mixer taps. Tiled splash backs. Radiator. Plumbing for dishwasher.

**UTILITY ROOM** 12' 10" x 3' 7" (3.93m x 1.10m) Wooden part glazed door and wooden window to side. Plumbing for washing machine and tumble dryer. Radiator. Integral garage door.

**DOWNSTAIRS CLOAKROOM** 5' 2" x 4' 9" (1.60m x 1.45m) Wooden window to side. Low-level WC. Pedestal hand basin. Radiator. Tiled splashback. Extractor fan.

**LANDING** Loft access. Airing cupboard. Radiator.

**BEDROOM ONE** 13' 0" x 11' 8" (3.98m x 3.58m) UPVC double glazed window to front. Built-in wardrobes. Radiator.

**BEDROOM TWO** 12' 5" x 10' 4" (3.80 m max x 3.15m) UPVC double glazed window to front. Radiator.

**BEDROOM THREE** 10' 4" x 9' 8" (3.16m x 2.97m) UPVC double glazed window to rear. Radiator.

**BEDROOM FOUR** 9' 7" x 7' 3" (2.93m x 2.23m) UPVC double glazed window to rear. Radiator.

**BATHROOM** UPVC double glazed window to rear. Low level WC. Pedestal hand basin. Panelled bath. Shower cubicle. Heated towel rail. Part tiled walls.



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**OUTSIDE** To the front part laid to grass, part concrete driveway leading to single integral garage, off-road parking for two cars. Hedge to front, mature plants and shrubs, outside light and ornate metal pedestrian gate to side. Well-established rear garden mainly laid to grass, patio area, mature plants, shrubs and small trees. Herb garden, feature pond, architect designed pergola, outside tap. 'Secret garden' with selection of fruit trees (mini orchard) with gate to rear path, backing onto open fields. Wi-Fi extender to garden and 4 exterior power points.

**INTEGRAL SINGLE GARAGE** Up and over door, power and lighting.

**SERVICES** All mains services are connected.

**VIEWING** Strictly by appointment with the selling agent Maxey Grounds.

**POSSESSION** Vacant possession upon completion of the purchase.

**DIRECTIONS** From our March Office head south and follow the B1101 for about ¼ mile then turn left into St Peters Road. Follow the B1099 for about ½ mile then turn right into Cavalry Drive. Continue and then take the 3<sup>rd</sup> left into Fairfax Way and follow to the end.

**COUNCIL TAX BAND** D

**EPC RATING** BAND TBC

**PARTICULARS PREPARED** 9<sup>th</sup> June 2021





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## AWAITING FLOOR PLAN



Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.