



**Norwood Avenue, March PE15 8LJ**

**welcome to**

**Norwood Avenue, March**

Stunning Family Home ! Three Bedrooms - Two Bathrooms - Lounge plus Separate Dining Room - Utility Room

Log Burner - Stones Throw to the Town Centre - Conveniently Situated for British Rail Station - Viewing Recommended



**Entrance Door**

to

**Hall**

Radiator. Stairs leading off.

**Cloakroom**

Window to side. Radiator. Vanity wash hand basin. Low level wc.

**Lounge**

19' 4" x 12' ( 5.89m x 3.66m )

Bay window to front. Radiator. Italian stone fireplace and mantel with log burner. TV point. Door to conservatory.

**Dining Room**

14' x 13' 6" ( 4.27m x 4.11m )

Bay window to front. Radiator. TV point.

**Kitchen / Breakfast Room**

18' x 10' 3" ( 5.49m x 3.12m )

Window to rear. Single drainer with mixer taps, 1/14 bowl. Wooden flooring. Radiator. Door to conservatory. Double ovens, induction hob and cooker hood above. Integrated fridge and dishwasher. Oak worktops with storage under.

**Utility Room**

9' 10" x 5' 11" ( 3.00m x 1.80m )

Window to rear. Window to side. Gas central heating boiler. Plumbing for washing machine.

**Conservatory**

13' 2" x 12' 1" ( 4.01m x 3.68m )

French doors to conservatory. TV point. Laminate floor.

**Stairs To First Floor Landing**

Loft access. Airing cupboard housing hot water tank (which is lagged and has immersion) Additional storage cupboard.

**Bedroom One**

13' 5" x 12' 2" ( 4.09m x 3.71m )

Window to front. Radiator. TV point.

**En Suite**

Window to rear. Heated towel rail. Low level wc. Vanity wash hand basin with storage under. Shower cubicle. Extractor fan.

**Walk In Wardrobe**

Hanging rails / storage

**Bedroom Two**

13' x 12' 6" ( 3.96m x 3.81m )

Window to front. Radiator.

**Bedroom Three**

10' 4" x 7' 9" ( 3.15m x 2.36m )

Window to rear. Window to side. Radiator. Telephone point.

**Bathroom**

Window to rear. Panelled bath with shower above. Vanity wash hand basin with storage under. Heated towel rail. Mirror with lights. Tiled walls.

**Separate W.C**

Window to rear. Heated towel rail. Vanity wash hand basin with storage under. Low level wc.

**Outside**

Front garden is walled with gates to front leading to the garage.

Rear garden is enclosed with patio area. Further garden is laid to grass with raised borders matures trees and shrubs.

**Garage**

17' 8" x 9' 9" ( 5.38m x 2.97m )

Remote up and over door. Electric and lighting laid on. Access to boiler room.



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welcome to

## Norwood Avenue, March

- Detached Family Home
- Three Bedrooms
- En Suite to Bedroom One
- Lounge plus Separate Dining Room
- Kitchen / Breakfast Room
- Utility Room
- Garage & Off Road Parking
- Convenient to Town Centre & British Rail Station

Tenure: Freehold

EPC Rating: C



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

# £425,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MCH113131 - 0005

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