



Plot 29 Regal Fields, Berryfield, March PE15 8PN

welcome to Regal Fields Berryfield, March

- BRAND NEW Detached House
- Three Bedrooms
- Kitchen/ Dining Room
- Family Room
- Garage

Tenure: Freehold
EPC Rating: Exempt

£320,000

view this property online williamhbrown.co.uk/Property/MCH113210



Property Ref:
MCH113210 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Entrance Door to

Hall to

Ground Floor Cloakroom

Low level wc. Wash hand basin. Window to side.

Lounge

15' 7" x 12' 5" (4.75m x 3.78m)
12

Kitchen/ Dining Room

13' 8" x 8' 6" (4.17m x 2.59m)
Windows to either side. Fully fitted kitchen offering a range of fitted wall and base units with work tops over, upstand to match, inset stainless steel sink and mixer tap over. Integrated oven, hob and extractor hood over. Integrated dishwasher. Integrated fridge freezer. Open plan to

Family Room

13' 8" x 8' 6" (4.17m x 2.59m)
Windows to either side. Fully fitted kitchen offering a range of fitted wall and base units with work tops over, upstand to match, inset stainless steel sink and mixer tap over. Integrated oven, hob and extractor hood over. Integrated dishwasher. Integrated fridge freezer. Open plan to

Stairs To First Floor Landing

Airing cupboard housing hot water tank.

Bedroom One

12' 8" x 9' 4" (3.86m x 2.84m)
Bay window to front. Fitted wardrobes. Door to

En Suite

Window to side. Modern white suite with tiled shower enclosure with fitted shower. WC Wash hand basin. Luxury Vinyl laminate flooring.

Bedroom Two

12' 8" x 9' 4" (3.86m x 2.84m)
Window to rear. Fitted wardrobe.

Bedroom Three

9' 2" x 7' (2.79m x 2.13m)
Window to rear. Wardrobes.

Bathroom

Window to side. Modern white suite comprising bath with shower over and full height tiled wall. WC. Wash hand basin with tiled splash back. Luxury Vinyl laminate flooring.

Outside

The front of the property offers a driveway leading to garage with up and over door, power and light.

To the rear of the property is an enclosed rear garden with patio area.

Please Note

Measurements are taken from plan
Some photos used may be of similar plots



william h brown



01354 654545



march@williamhbrown.co.uk



34 High Street, MARCH, Cambridgeshire, PE15 9JR



williamhbrown.co.uk