



THE CHARLOTTE

Stylish detached 4 bedroom family home with open plan Kitchen / Living / Family room, separate Dining room and additional Living room, ensuite and dressing room to master bedroom, driveway and garage.

GROUND FLOOR: Enter this spacious family home through the entrance hall with stairs to first floor: doors to Lounge, dining room, VIC and family kitchen.

Living room - Separate living room ideally for cosy evenings and movie nights, with bay window to front elevation.

Formal Dining room - Additional Dining room perfect for dinner parties or providing an additional space for a variety of uses such as study or family play room.

Kitchen / Family room - Spacious open plan room with space for dining and living, patio doors to rear garden offering the perfect entertaining space for indoor outdoor dining.

Kitchen - Offering a range of fitted wall and base units with work tops, upstand to match, inset stainless steel sink with mixer tap, integrated oven, hob and extractor hood, integrated fridge freezer and dish washer. Door to Utility.

Utility - Useful space with door to rear garden, workshop with inset sink with mixer tap. Space for washing machine and tumble dryer.

FIRST FLOOR: Doors to bedrooms and bathroom.

Bedroom 1 - Impressive double bedroom with dressing room and ensuite.

Ensuite - Modern white suite with tiled shower enclosure with fitted shower, VIC and wash hand basin.

Bedroom 2 - Spacious double bedroom.

Bedroom 3 - Double bedroom.

Bedroom 4 - Double bedroom.

Family Bathroom - Modern white suite comprising of bath with shower over and full height toilet wall, VIC, wash hand basin with tiled splash back.

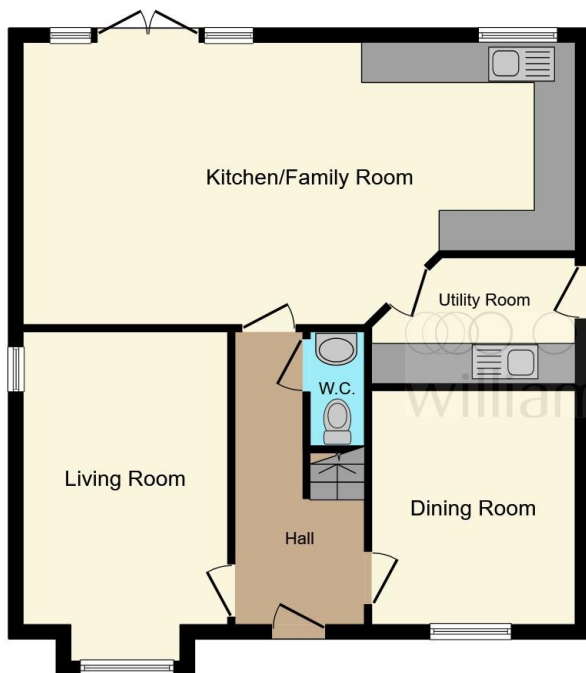
Outside - The front of the property offers a driveway leading to garage with up and over door, power and light. To the rear of the property is an enclosed rear garden with patio area.

Please Note: Measurements taken from plans

ENTRANCE DOOR HALL GROUND FLOOR CLOARDROOM	KITCHEN / FAMILY ROOM 35' 2" x 12' 1" (10.7m x 3.68m) DINING ROOM 14' 5" x 11' 0" (4.39m x 3.35m) BEDROOM ONE 12' 2" x 11' 0" (3.70m x 3.40m)	EN SUITE BEDROOM TWO 11' 5" x 11' 0" (3.50m x 3.40m) BEDROOM THREE 11' x 10' 0" (3.35m x 3.05m)	BEDROOM FOUR 11' x 10' 0" (3.35m x 3.05m) BATHROOM
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Plot 2 Regal Fields, Berryfield, March PE15 8PN





Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Regal Fields Berryfield, March

- BRAND NEW Detached House
- Four Bedrooms
- Two Bathrooms
- Kitchen / Family Room
- Garage

Tenure: Freehold EPC Rating: Exempt

£380,000

Entrance Door

Hall

Ground Floor Cloakroom

Lounge

17' 3" x 11' 5" (5.26m x 3.48m)

Dining Room

14' 5" x 11' (4.39m x 3.35m)

Kitchen / Family Room

30' 5" x 12' 1" (9.27m x 3.68m)

Utility Room

11' x 5' 7" (3.35m x 1.70m)

Stairs To First Floor

Landing

Bedroom One

15' 5" x 11' 5" (4.70m x 3.48m)

En Suite

Bedroom Two

11' 5" x 11' 4" (3.48m x 3.45m)

Bedroom Three

11' x 10' (3.35m x 3.05m)

Bedroom Four

11' x 10' (3.35m x 3.05m)

Bathroom

Please Note:

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

view this property online williamhbrown.co.uk/Property/MCH113213



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.

Property Ref:

MCH113213 - 0002

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