



**Dahlia Close, March PE15 9TP**

**welcome to**

**Dahlia Close, March**

Modern Detached House - Four Bedrooms - En Suites to Bedrooms 1 & 2 - Lounge plus Separate Dining Room

15ft x 13ft Kitchen/ Breakfast Room - Office/ Study - Conservatory - Utility - Double Garage \*\* Viewing Recommended \*\*



### **Entrance Door**

to

### **Hall**

Stairs leading off. Radiator. Smoke alarm.

### **Ground Floor Cloakroom**

Low level wc. Radiator. Pedestal wash hand basin. Laminate floor. Extractor fan.

### **Office / Study**

8' 5" x 8' 2" ( 2.57m x 2.49m )  
Window to front. Radiator.

### **Lounge**

14' 10" x 11' 4" ( 4.52m x 3.45m )  
Window to front. Radiator. TV point. Telephone point.

### **Family Room / Dining Room**

12' 9" x 10' 11" ( 3.89m x 3.33m )  
Patio doors to garden. Radiator. TV point.

### **Kitchen / Breakfast Room**

15' 2" x 13' 8" ( 4.62m x 4.17m )  
Window to rear. Storage cupboard. Single drainer sink with mixer tap, 1 1/4 bowl. Tiled splashbacks to work surfaces. Integrated fridge. Integrated freezer. Integrated dishwasher. Electric double oven, gas hob and cooker hood above. Wall units with matching work surfaces and storage under. Tiled floor.

### **Utility Room**

5' 5" x 4' ( 1.65m x 1.22m )  
Door to conservatory. Tiled floor. Gas central heating boiler.

### **Conservatory**

12' 10" x 7' 11" ( 3.91m x 2.41m )  
Window to rear. Window to side. Door to garden.

### **Stairs To First Floor Landing**

Loft access. Radiator. Airing cupboard housing hot water tank.

### **Bedroom One**

11' 6" x 11' 5" ( 3.51m x 3.48m )  
Window to rear. Radiator. Fitted wardrobes to one wall. TV point.

### **En Suite**

Window to rear. Low level wc. Pedestal wash hand basin. Shower cubicle. Radiator.

### **Bedroom Two**

11' 1" x 10' 5" ( 3.38m x 3.17m )  
Window to front. Radiator. TV point. Integral wardrobes.

### **En Suite**

Window to side. Shower cubicle. Low level w.c. Vanity wash hand basin.

### **Bedroom Three**

11' 8" x 11' 8" ( 3.56m x 3.56m )  
Window to front. Radiator. TV point. Laminate floor.

### **Bedroom Four**

10' 8" x 10' 4" ( 3.25m x 3.15m )  
Window to rear. Radiator.

### **Bathroom**

Window to side. Panelled bath with shower mixer taps. Low level wc. Pedestal wash hand basin. Extractor fan. Radiator.

### **Outside**

Front garden is open plan with block paving to the double garage.

Rear garden is enclosed with patio area and laid to grass with shrubs bordering. Timber store.

### **Garage**

19' x 17' 8" ( 5.79m x 5.38m )  
Double up and over doors. Electric and lighting laid on. Door to side.



**view this property online** [williamhbrown.co.uk/Property/MCH113220](http://williamhbrown.co.uk/Property/MCH113220)



welcome to

## Dahlia Close, March

- Four Bedroom Detached House
- En Suites to Bedrooms 1 & 2
- 15ft x 13ft Kitchen / Breakfast Room
- Conservatory
- Office / Study
- DOUBLE GARAGE
- Convenient to Town Centre
- Viewing Recommended



Tenure: Freehold EPC Rating: C

# £400,000

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



Please note the marker reflects the postcode not the actual property

view this property online [williambrown.co.uk/Property/MCH113220](https://www.williambrown.co.uk/Property/MCH113220)



Property Ref:  
MCH113220 - 0003

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.



william h brown



01354 654545



march@williambrown.co.uk



34 High Street, MARCH, Cambridgeshire, PE15 9JR



[williambrown.co.uk](https://www.williambrown.co.uk)