



**Birchwood Avenue, MARCH PE15 9SB**



**welcome to**

**Birchwood Avenue, MARCH**

Room for all the Family ! Detached Chalet - Three Bedrooms - En Suites to Bedrooms 1 & 2

Lounge plus Family Room - Kitchen / Breakfast Room - Utility Room - Rear Garden & Multi Vehicle off Road Parking



**Entrance Door**

to

**Hall**

Radiator. Stairs leading off. Storage cupboard.

**Lounge**

23' 8" x 12' ( 7.21m x 3.66m )

Window to front. Doors to garden. Two radiators. TV point.

**Dining Room / Bedroom 3**

11' 6" x 9' 10" ( 3.51m x 3.00m )

Window to front. Laminate floor. Radiator.

**Kitchen/ Breakfast Room**

18' 1" x 13' 5" ( 5.51m x 4.09m )

Window to rear. Single drainer sink with mixer taps, 1 1/4 bowl. Heated towel rail. Plumbing for dishwasher. Electric double oven, gas hob and cooker hood above. Tiled floor. Wall units with matching work surfaces and storage under. Open plan to

**Family Room**

12' 5" x 10' 2" ( 3.78m x 3.10m )

Doors to side. Windows to rear. Tiled floor. Radiator. TV point.

**Rear Lobby**

Door to rear. Radiator. Tiled floor. Door to garage.

**Utility Room**

8' 8" x 5' 1" ( 2.64m x 1.55m )

Window to side. Plumbing for washing machine. Single drainer sink with mixer taps. Tiled floor.

**Ground Floor Cloakroom**

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

**Stairs To First Floor Landing**

Loft access (which is fully boarded, lighting and has professionally fitted ladder). Airing cupboard housing hot water tank.

**Bedroom One**

11' 5" x 10' 9" ( 3.48m x 3.28m )

Windows to front and side. Walk in wardrobe. Radiator.

**En Suite**

Comprising four piece suite. Two windows to rear. Double vanity wash hand basins with storage under. Shower cubicle with power shower. Low level wc. Jacuzzi spa bath. Two heated towel rails. Shaver point.

**Bedroom Two**

12' 2" x 11' 3" ( 3.71m x 3.43m )

Window to front. Radiator. Cupboard in eaves with 2 hanging rails and shelving.

**En Suite**

Skylight to rear. Shower cubicle with power shower. Vanity wash hand basin. Low level wc. Heated towel rail.

**Outside**

Front garden is open plan, hardstanding for multi vehicle parking. There is a drive to the garage.

Rear garden is enclosed with mature trees and shrubs. Patio area. Laid to grass with gravel borders. Outside tap. Outside lights. Vegetable area with greenhouse & two sheds. Timber store.

**Garage**

16' 8" x 12' 9" ( 5.08m x 3.89m )

Door to front. Window to front. Door to rear. Gas central heating boiler (wall mounted).



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## **Birchwood Avenue, MARCH**

- Detached Chalet
- Three Bedrooms
- En Suites to Bedrooms 1 & 2
- Lounge plus Family Room
- Kitchen / Breakfast Room plus Utility Room

Tenure: Freehold

EPC Rating: D

offers in excess of

**£355,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MCH113665 - 0006

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