



**Violet Drive, March PE15 9TX**



*welcome to*

**Violet Drive, March**

Modern Family Home - Four Bedrooms - En Suite to Bedroom One - 22ft x 15ft Kitchen / Dining Room

Utility Room - Enclosed Rear Garden & Garage \*\* Ideally Located to Local Park and Schools \*\*



**Entrance Door**

to

**Entrance Hall**

Tiled floor. Radiator. Stairs leading off. Storage cupboard under the stairs.

**Cloakroom**

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

**Kitchen / Dining Room**

22' 5" max x 15' 11" ( 6.83m max x 4.85m )

Window to rear. Patio doors to rear garden. Tiled floor. Single drainer sink with mixer taps. Integral oven, fridge and dishwasher. Wall units with matching work surfaces and storage under.

**Utility Room**

8' x 5' 6" ( 2.44m x 1.68m )

Door to side. Tiled floor. Single drainer sink with mixer taps. Range of wall and base units. Radiator. Gas central heating boiler (wall mounted)

**Lounge**

16' x 11' 11" ( 4.88m x 3.63m )

(measured into bay 14ft 5ins) Bay window to front. Feature fireplace with electric fire. Radiator. TV point.

**Stairs To First Floor Landing**

Window to side. Radiator.

**Bedroom One**

10' 8" plus recess x 9' 6" ( 3.25m plus recess x 2.90m )

(measured to fitted wardrobes) Window to front. Radiator. Fitted wardrobes. TV point.

**En Suite**

Low level w.c. Pedestal wash hand basin. Double shower cubicle. Radiator. Extractor fan. Shaver point.

**Bedroom Two**

10' 7" x 9' 6" ( 3.23m x 2.90m )

(measured to fitted wardrobes) Window to rear. Radiator. Fitted wardrobes.

**Bedroom Three**

10' 5" x 9' 2" ( 3.17m x 2.79m )

Window to rear. Radiator.

**Bedroom Four**

7' 2" x 6' 8" ( 2.18m x 2.03m )

Window to front. Radiator. Built in storage cupboard.

**Bathroom**

Window to side. Pedestal wash hand basin. Radiator. Low level wc. Extractor fan. Shaver point. Part tiled walls.

**Outside**

The property benefits from open views to front. Drive to side leading to the garage.

Rear garden is enclosed with patio area, laid to grass with raised beds. Hot and cold outside taps.

**Garage**

17' 5" x 9' 7" ( 5.31m x 2.92m )

Up and over door. Power and lighting. Door to side.



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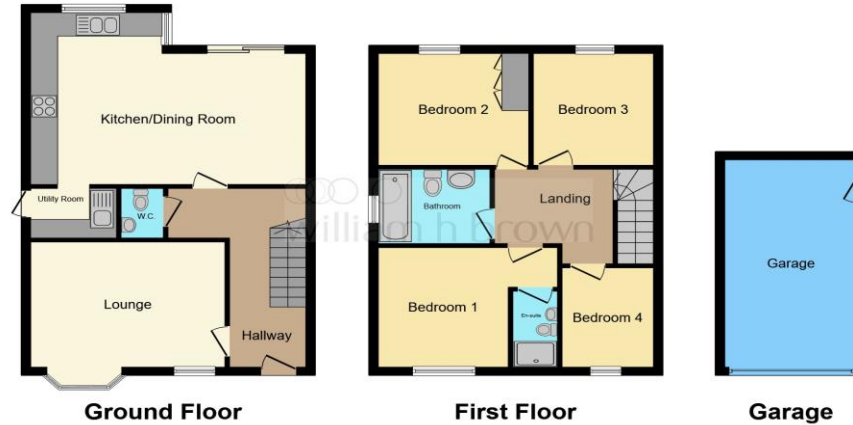


## welcome to Violet Drive, March

- Modern Family Home
- Four Bedrooms
- En Suite to Bedroom One
- Lounge, Kitchen / Dining Room & Utility
- Close to Parks, Schools & Town Centre
- Garage
- Viewing Recommended

Tenure: Freehold EPC Rating: C

offers over  
**£375,000**



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



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Property Ref:  
MCH113796 - 0003

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