









# welcome to

# Elwyn Road, March

Town Centre Location - Detached House - Four Bedrooms - Three Reception Rooms - Fitted Kitchen
En Suite to Bedroom One - Generous Rear Garden - Garage & Off Road Parking \*\* Viewing Recommended \*\*













#### **Entrance Door**

to

#### Hall

Radiator. Door to rear. Storage cupboard under the stairs.

### Lounge

20' 6" x 11' (6.25m x 3.35m)

Window to front. Door to rear. Two radiators. Feature fireplace with tiled hearth and wood surround. TV point.

# **Dining Room**

10' 11" x 10' 7" ( 3.33m x 3.23m ) Window to front. Radiator. Doors to

# **Family Room**

11' 5" x 8' 6" ( 3.48m x 2.59m ) Window to front. Radiator.

# Cloakroom

(Off Family Room) Window to side. Low level wc. Vanity wash hand basin. Heated towel rail.

#### Kitchen

20' 5" x 9' 3" ( 6.22m x 2.82m )

Two windows to rear. Radiator. Tiled floor. Electric double oven, gas hob and cooker hood above. Extra oven and microwave. Integrated fridge and freezer. Plumbing for washing machine. Wine cooler. Single drainer sink with double bowl and mixer taps. Wall units with work surfaces and storage cupboards under.

# **Stairs To First Floor Landing**

Loft access. Window to front. Radiator. Window to rear (single glazed)

#### **Bedroom One**

16' 10" x 8' 7" ( 5.13m x 2.62m ) Window to front. Radiator. Arch to

#### **En Suite**

Window to rear. Heated towel rail. Low level wc. Shower cubicle. Extractor fan. Vanity wash hand basin with storage under.

#### **Bedroom Two**

13' 3" x 11' 9" ( 4.04m x 3.58m ) Window to front. Window to side. Radiator.

#### **Bedroom Three**

10' 6" x 9' 7" ( 3.20m x 2.92m )

Window to front. Radiator. Range of fitted wardrobes to one wall.

#### **Bedroom Four**

11' 3" x 6' 10" ( 3.43m x 2.08m ) Window to rear. Radiator.

#### **Bathroom**

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

#### Outside

Front garden is walled and hedged with double gates to front. Gravelled drive for multi vehicle off road parking and low maintenance.

Rear garden is enclosed with patio area, laid to grass with mature trees and shrubs bordering.

# Garage

21' 10" x 8' 6" ( 6.65m x 2.59m )
Up and over door. Electric and lighting laid on.





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# **Elwyn Road, March**

- Detached House
- Four Bedrooms
- En Suite to Bedroom One
- Lounge plus Separate Dining Room
- Family Room
- Enclosed Rear Garden
- Garage & Off Road Parking
- Viewing Recommended

Tenure: Freehold EPC Rating: D





First Floor

offers in the region of

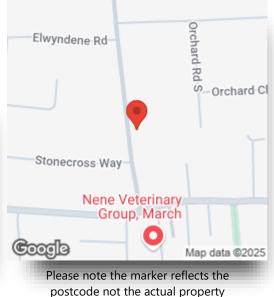
£450,000



This floor plan is for illustrative purposes only, it is not drawn to scale. Any measurements, floor areas (including any total floor areas), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not from part of any agreement. No list 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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