



**Elwyn Road, March PE15 9DB**



**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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## welcome to 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

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 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:  
MCH113707 - 0004

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